




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image				
Account	660015514				 <p>08/22/2023</p> <p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-8-22\IMG_001; 8/22/2023</p>				
Parcel ID	000000-00-0-10215-002-0005								
Cadastral ID	16-21-16-08240								
Property Type	REAL - Real Property								
Property Class	URP	VI Area	1						
Tax Area	17 - CLAREMORE OT								
Name ID	272628								
CUTSINGER, RANDA L									
903 S WEWOKA CLAREMORE OK 74017-0000									
Parcel Location									
Situs	00903 S WEWOKA AVE								
Subdivision	KELLEY HEIGHTS								
Lot/Block	0005 / 0002	Parcel Size	1 - Lots						
Sec/Twn/Rng	16 / 21 / 16 / 5								
Neighborhood	1161 - R-V01-SW CLAREMORE								
School District	S001 - CLAREMORE SCHOOLS								
Legal Description Lat/Long: 36.29969909 -95.60855053									
Building Permits									
LOT 5 BLOCK 2 KELLEY HEIGHTS									
Exemptions									
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
H	Homestead	Yes	1,000	1,000	1200/278	PETERS, RICKY L	11/03/1999	65,000	Yes
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax	
Remove Cap	2000	Land Value	50,039	20,717	11%	2,279	Assessed	10,097	933.27
Year Frozen	0	Improvements	77,355	71,073		7,818	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-92.00
TIF Project ID	0	Total Value	127,394	91,790		10,097	Total Taxable	9,097	841.00
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660015514	CUTSINGER, RANDA L	17	124,721	1000	8,803	814.00		
2024	2024-660015514	CUTSINGER, RANDA L	17	124,132	1000	8,517	787.00		
2023	2023-660015514	CUTSINGER, RANDA L	17	99,964	1000	8,241	755.00		
2022	2022-660015514	CUTSINGER, RANDA L	17	81,556	1000	7,971	738.00		
2021	2021-660015514	CUTSINGER, RANDA L	17	85,665	1000	8,423	744.00		
2020	2020-660015514	CUTSINGER, RANDA L	17	84,308	1000	8,274	758.00		
2019	2019-660015514	CUTSINGER, RANDA L	17	79,566	1000	7,752	718.00		
2018	2018-660015514	CUTSINGER, RANDA L	17	82,912	1000	8,120	750.00		
2017	2017-660015514	CUTSINGER, RANDA L	17	82,260	1000	8,049	739.00		
2016	2016-660015514	CUTSINGER, RANDA L	17	80,241	1000	7,827	735.00		
2015	2015-660015514	CUTSINGER, RANDA L	17	78,095	1000	7,590	685.00		
2014	2014-660015514	CUTSINGER, RANDA L	17	78,674	1000	7,508	696.00		
2013	2013-660015514	CUTSINGER, RANDA L	17	75,097	1000	7,261	664.00		



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Lot Data	Square-Foot - NBHD 1161 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	0.2089	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	9,098.00 x 5.50 = 50,039	
Factor Value		
Adjustments	1.0000	
Lot Value	50,039	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	R3 Res Nbhd 3
Style	100% One Story
Exterior Wall	75% Veneer, Masonry 25% Frame, Siding, Wood
Base/Total Area	1,078 / 1,078
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,078
Fixture/RghIn	7 /
Bed/F/H Bath	3 / 1.5 /
Basement Area	
Garage Type	480 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1971 / 41

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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	114,369	106.09	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	121,460		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	77,355		
Lot Value	50,039		
Indicated Value	127,394	118.18	Per SqFt
Agland Value			
Site Improvements			
Total Value	127,394	118.18	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	103.06	Total Misc Impr	+	11,423			
Roofing Adj	+ 4.33	Garage Cost	+	11,285			
Subfloor Adj	+ 0.00	Total RCN	=	157,868			
Heat/Cool Adj	+ 10.30	Depreciation (51%)	-	80,513			
Plumbing Adj	+ 7.69	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	77,355			
Adj Base Cost	= 125.38	Lot Value	+	50,039			
Total Area	x 1,078	Indicated Value	=	127,394			
Adjusted Cost	= 135,160	Value Per SqFt		118.18			

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	SLAB PORCH - OPEN	37385	6x5		30	10.24		307
PRCH	SLAB PORCH - COVERED	37386	40x14		560	19.85		11,116



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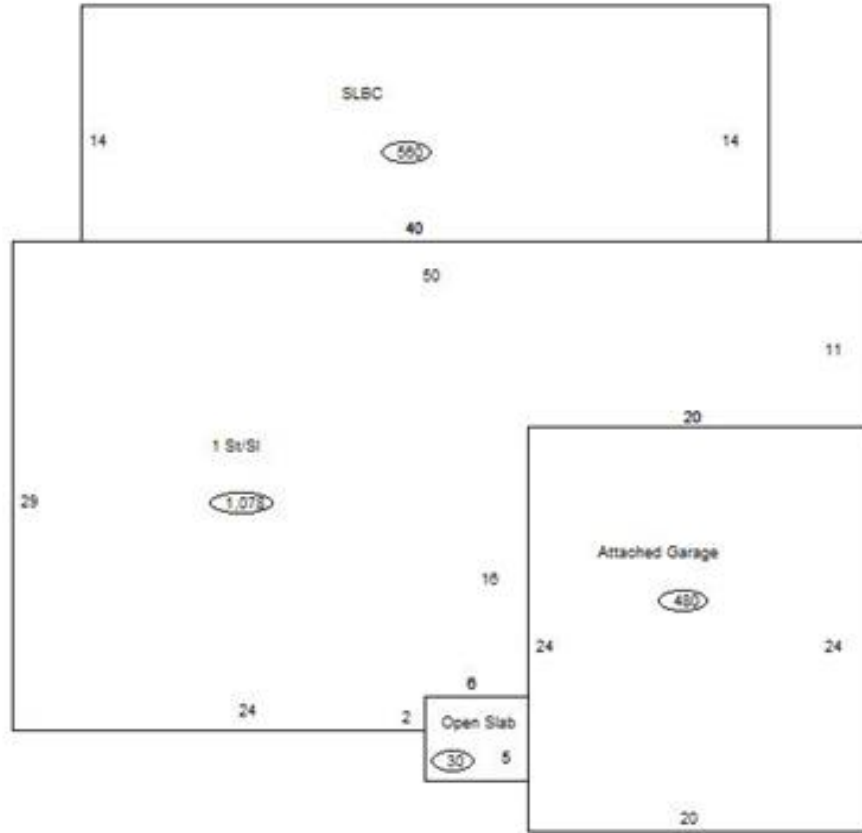
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,078	1.000	1,078
2	G	1		10	Attached Garage	480	1.000	480
3	M	PATO		10	Open Slab	30	1.000	30
4	M	PRCH		10	SLBC	560	1.000	560
Total Building Area						1,078		1,078



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	0x0x0			
	Qual	2	Cond	Year	Eff Age	
Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD	
Base Cost (4.68 x)						