



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 660016012 Parcel ID 000000-00-0-10035-006-0009 Cadastral ID 17-21-16-00560 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 275934 OZBUN, MARK & KRISTI LIVING TRUST 1414 W DANNY ST CLAREMORE OK 74017- Parcel Location Situs 01414 W DANNY Subdivision BERT HALL Lot/Block 0009 / 0006 Parcel Size 1 - Lots Sec/Twn/Rng 17 / 21 / 16 / 5 Neighborhood 1177 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS					<p>\\tsclient\A\TOMMY DUNLAP\New folder (266)\IMG_0060.JPG 9/11/2023</p>																																																	
Legal Description Lot/Long: 36.30494229 -95.62808161																																																						
LOT 9 BLOCK 6 BERT HALL					Building Permits <table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																								
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Exemptions					Sale History																																																	
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code																																													
					1265/313	DAVIS, WINFERD R &	01/12/2001	71,000	Yes																																													
					1018/402	MOONEN, WILLIAM T	03/07/1996	64,500	Yes																																													
					847/775			42,000	No																																													
Parcel Valuation					<table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>92.430</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>2002</td> <td>Land Value 36,102</td> <td>15,541</td> <td>11%</td> <td>1,710</td> <td>Assessed</td> <td>7,359</td> <td>680.19</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements 76,509</td> <td>51,356</td> <td> </td> <td>5,649</td> <td>Penalty</td> <td>0</td> <td> </td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home 0</td> <td>0</td> <td> </td> <td>0</td> <td>Exemption</td> <td>0</td> <td>0.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 112,611</td> <td>66,897</td> <td> </td> <td>7,359</td> <td>Total Taxable</td> <td>7,359</td> <td>680.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax	Remove Cap	2002	Land Value 36,102	15,541	11%	1,710	Assessed	7,359	680.19	Year Frozen	0	Improvements 76,509	51,356		5,649	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00	TIF Project ID	0	Total Value 112,611	66,897		7,359	Total Taxable	7,359	680.00
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Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-660016012	OZBUN, MARK & KRISTI	17	112,169	0	7,008	648.00																																															
2024	2024-660016012	OZBUN, MARK & KRISTI	17	95,705	0	6,675	617.00																																															
2023	2023-660016012	OZBUN, MARK & KRISTI	17	67,366	0	6,357	582.00																																															
2022	2022-660016012	OZBUN, MARK W & KRISTI L	17	58,364	0	6,054	560.00																																															
2021	2021-660016012	OZBUN, MARK W & KRISTI L	17	52,419	0	5,766	509.00																																															
2020	2020-660016012	OZBUN, MARK W & KRISTI L	17	54,030	0	5,943	544.00																																															
2019	2019-660016012	OZBUN, MARK W & KRISTI L	17	73,700	0	8,107	751.00																																															
2018	2018-660016012	OZBUN, MARK W & KRISTI L	17	83,622	0	9,198	850.00																																															
2017	2017-660016012	OZBUN, MARK W & KRISTI L	17	82,963	0	9,126	838.00																																															
2016	2016-660016012	OZBUN, MARK W & KRISTI L	17	84,313	0	9,274	870.00																																															
2015	2015-660016012	OZBUN, MARK W & KRISTI L	17	81,762	0	8,994	811.00																																															
2014	2014-660016012	OZBUN, MARK W & KRISTI L	17	82,412	0	9,065	841.00																																															
2013	2013-660016012	OZBUN, MARK W & KRISTI L	17	81,452	0	8,960	820.00																																															



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Lot Data		Square-Foot - NBHD 1177 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	0.2814		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	12,257.00 x 2.95 = 36,102		
Factor Value			
Adjustments	1.0000		
Lot Value	36,102		



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Residential Data	
Type	1 Single Family Residence
Condition	2 - Fair
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,344 / 1,344
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	440 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1976 / 50

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	128,293 95.46 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	1
Indicated Value	1,510 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	76,509
Lot Value	36,102
Indicated Value	112,611 83.79 Per SqFt
Agland Value	
Site Improvements	
Total Value	112,611 83.79 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	97.38	Total Misc Impr	+ 1,350
Roofing Adj	+ 3.99	Garage Cost	+ 10,613
Subfloor Adj	+ 2.30	Total RCN	= 177,786
Heat/Cool Adj	+ 10.30	Depreciation (59%)	- 104,894
Plumbing Adj	+ 9.41	Lump Sums	+ 3,617
Basement Adj	+ 0.00	RCNLD	= 76,509
Adj Base Cost	= 123.38	Lot Value	+ 36,102
Total Area	x 1,344	Indicated Value	= 112,611
Adjusted Cost	= 165,823	Value Per SqFt	83.79

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	38407	8x8		64	21.09		1,350
WODO	WOOD DECK - OPEN	38408	18x16		288	15.70	20%	3,617



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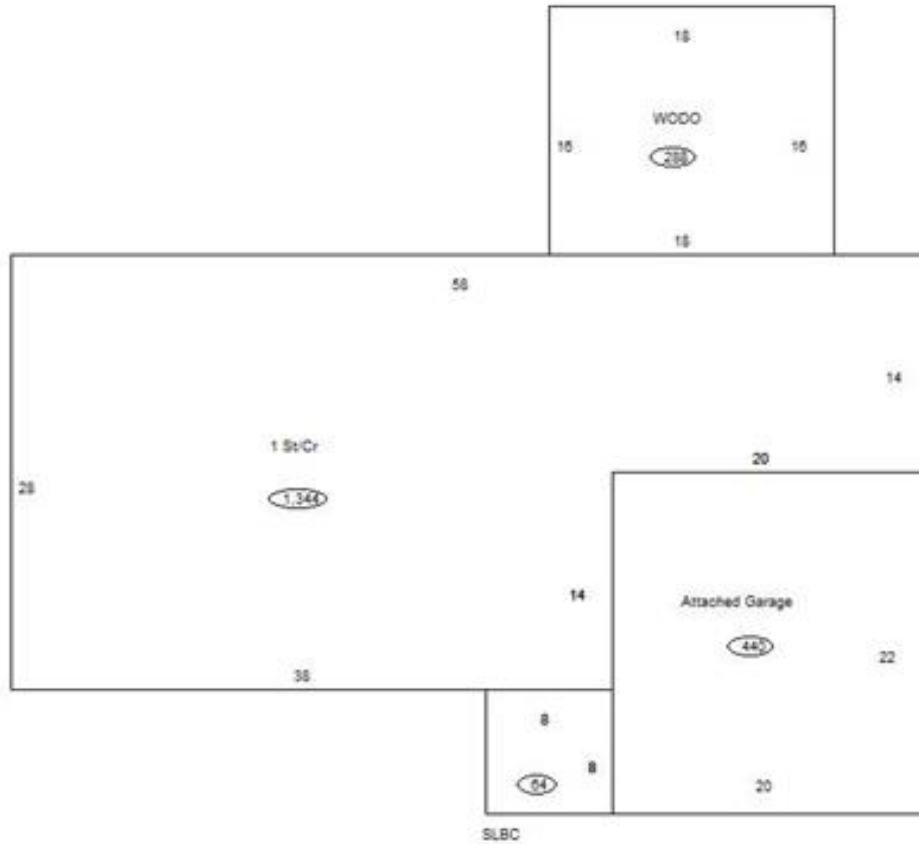
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	1,344	1.000	1,344
2	G	1		10	Attached Garage	440	1.000	440
3	M	PRCH		10	SLBC	64	1.000	64
4	M	WODO		10	WODO	288	1.000	288
Total Building Area						1,344		1,344



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	CP	CARPORT DIRT	0x0x0			
	Qual	Cond	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (3.50 x)					
	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)					