



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
Time 23:17:29  
Page 1

Assessment Data					Primary Image														
<b>Account</b> 660016039 <b>Parcel ID</b> 000000-00-0-10035-008-0004 <b>Cadastral ID</b> 17-21-16-00830 <b>Property Type</b> REAL - Real Property <b>Property Class</b> URP VI Area 1 <b>Tax Area</b> 17 - CLAREMORE OT <b>Name ID</b> 76804 PEASTER, BETTY C TRUSTEE  1376 S WORTMAN CLAREMORE OK 74017-0000  <b>Parcel Location</b> <b>Situs</b> 01376 S WORTMAN AVE <b>Subdivision</b> BERT HALL <b>Lot/Block</b> 0004 / 0008 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 17 / 21 / 16 / 5 <b>Neighborhood</b> 1177 - R-V01-SW CLAREMORE <b>School District</b> S001 - CLAREMORE SCHOOLS					<p style="text-align: right; color: orange;">09/12/2023 - 10:12</p> <p>\\tsclient\A\TOMMY DUNLAP\New folder (267)\IMG_0023.JPG 9/12/2023</p>														
<b>Legal Description</b> Lat/Long: 36.30406856 -95.62568610																			
LOT 4 BLOCK 8 BERT HALL					<b>Building Permits</b> <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					
Number	Description	Opened	Closed	Amount															
<b>Exemptions</b>					<b>Sale History</b>														
<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>	<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>										
H	Homestead	Yes	1,000	1,000	2602/883	PEASTER, BETTY C	12/28/2016	0	WB										
<b>Parcel Valuation</b>																			
<b>Source</b>	<b>REAL</b>		<b>Fair Cash</b>	<b>Capped</b>	<b>Asmnt Level</b>	<b>Assessed</b>	<b>Levy Rate</b>	92.430	<b>Current Tax</b>										
Remove Cap	0	<b>Land Value</b>	36,864	16,165	11%	1,778	<b>Assessed</b>	12,565	1,161.38										
Year Frozen	0	<b>Improvements</b>	121,640	98,066		10,787	<b>Penalty</b>	0											
Uncapped Value	0	<b>Mobile Home</b>	0	0		0	<b>Exemption</b>	1,000	-92.00										
TIF Project ID	0	<b>Total Value</b>	158,504	114,231		12,565	<b>Total Taxable</b>	11,565	1,069.00										
<b>Assessment History</b>																			
<b>Tax Year</b>	<b>Statement Number</b>	<b>Billed Owner</b>			<b>Tax Area</b>	<b>Total Value</b>	<b>Exemptions</b>	<b>Taxable Value</b>	<b>Billed Tax</b>										
2025	2025-660016039	PEASTER, BETTY C			17	156,567	1000	11,199	1,035.00										
2024	2024-660016039	PEASTER, BETTY C			17	142,439	1000	10,845	1,002.00										
2023	2023-660016039	PEASTER, BETTY C			17	131,653	1000	10,499	962.00										
2022	2022-660016039	PEASTER, BETTY C			17	112,988	1000	10,165	941.00										
2021	2021-660016039	PEASTER, BETTY C			17	117,861	1000	9,840	869.00										
2020	2020-660016039	PEASTER, BETTY C			17	115,928	1000	9,523	872.00										
2019	2019-660016039	PEASTER, BETTY C			17	110,305	1000	9,217	854.00										
2018	2018-660016039	PEASTER, BETTY C			17	113,835	1000	8,919	824.00										
2017	2017-660016039	PEASTER, BETTY C			17	112,872	1000	8,631	793.00										
2016	2016-660016039	PEASTER, BETTY C			17	115,235	1000	8,350	784.00										
2015	2015-660016039	PEASTER, BETTY C			17	124,327	1000	8,078	729.00										
2014	2014-660016039	PEASTER, BETTY C			17	125,381	1000	7,813	724.00										
2013	2013-660016039	PEASTER, BETTY C			17	118,812	1000	7,557	692.00										



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
Time 23:17:30  
Page 2

Lot Data		Square-Foot - NBHD 1177 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	0.306		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	13,329.00 x 2.77 = 36,864		
Factor Value			
Adjustments	1.0000		
Lot Value	36,864		



\\tsclient\A\TOMMY DUNLAP\New folder (267)\IMG\_0023.JPG 9/12/2023

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	90% Veneer, Masonry 10% Frame, Siding, Wood
Base/Total Area	1,500 / 1,500
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,500
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	440 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1977 / 37

### GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

### Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	160,268 106.85 Per SqFt

### Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	171,160 Per SqFt

### Value Reconciliation

Selected Approach	Cost Approach
Improvements	116,640
Lot Value	36,864
Indicated Value	153,504 102.34 Per SqFt
Agland Value	
Site Improvements	5,000
Total Value	158,504 105.67 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	106.00	Total Misc Impr	+ 8,198
Roofing Adj	+ 4.51	Garage Cost	+ 12,487
Subfloor Adj	+ -1.15	Total RCN	= 216,000
Heat/Cool Adj	+ 11.47	Depreciation ( 46%)	- 99,360
Plumbing Adj	+ 9.38	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 116,640
Adj Base Cost	= 130.21	Lot Value	+ 36,864
Total Area	x 1,500	Indicated Value	= 153,504
Adjusted Cost	= 195,315	Value Per SqFt	102.34

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	38505	16x6		96	23.97		2,301
PRCH	SLAB PORCH - COVERED	38506	18x14		252	23.40		5,897





# Rogers



## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
 Time 23:17:30  
 Page 4

660016039

### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SV	SWIM VINYL	0x0x0			1
	Qual	Cond	Year	Eff Age		
	<b>Valuation Summary</b> Base Cost (25,000.00 x 1) 25,000		<b>Modifier Total</b>	<b>RCN</b> 25,000	<b>Depr (80% Phys/ % Func)</b> 20,000	<b>RCNLD</b> 5,000
	STF	STG FAIR	0x0x0			
	Qual	2	Cond	Year	Eff Age	
	<b>Valuation Summary</b> Base Cost (4.68 x )		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>