




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 660016084 Parcel ID 000000-00-0-10225-001-0006 Cadastral ID 17-21-16-01370 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 269678 VINES PROPERTIES INC PO BOX 498 OWASSO OK 74055-0000 Parcel Location Situs 01308 W 13TH ST S Subdivision LEEWOOD ESTATES Lot/Block 0006 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 17 / 21 / 16 / 5 Neighborhood 1161 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS | | | | |  <p>\\tsclient\A\TOMMY DUNLAP\New folder (249)\IMG_0008.JPG 8/18/2023</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Legal Description Lat/Long: 36.29641459 -95.62517577 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| LOT 6 BLOCK 1 LEEWOOD ESTATES | | | | | 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 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Number | Description | Opened | Closed | Amount | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Exemptions | | | | | Sale History | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Code | Type | Active | Maximum | Exemption | Bk/Pg | Grantor | Date | Price | Code | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | 2063/498 | US BANK NATL ASSOC | 09/28/2009 | 56,500 | 3 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | 2050/176 | HARRIS, DAMON & SHARI | 08/06/2009 | 0 | 10 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | | | | | 1134/597 | HOUSING AUTHORITY OF THE | 09/30/1998 | 0 | 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>2010</td> <td>Land Value 44,336</td> <td>20,307</td> <td>11%</td> <td>2,234</td> <td>Assessed</td> <td>10,461</td> <td>966.91</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements 78,393</td> <td>74,789</td> <td> </td> <td>8,227</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 122,729</td> <td>95,096</td> <td> </td> <td>10,461</td> <td>Total Taxable</td> <td>10,461</td> <td>967.00</td> </tr> </tbody> </table> | | | | | Source | REAL | Fair Cash | Capped | Asmnt Level | Assessed | Levy Rate | 92.430 | Current Tax | Remove Cap | 2010 | Land Value 44,336 | 20,307 | 11% | 2,234 | Assessed | 10,461 | 966.91 | Year Frozen | 0 | Improvements 78,393 | 74,789 | | 8,227 | Penalty | 0 | | Uncapped Value | 0 | Mobile Home 0 | 0 | | 0 | Exemption | 0 | 0.00 | TIF Project ID | 0 | Total Value 122,729 | 95,096 | | 10,461 | Total Taxable | 10,461 | 967.00 |
| Source | REAL | Fair Cash | Capped | Asmnt Level | Assessed | Levy Rate | 92.430 | Current Tax | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Remove Cap | 2010 | Land Value 44,336 | 20,307 | 11% | 2,234 | Assessed | 10,461 | 966.91 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Year Frozen | 0 | Improvements 78,393 | 74,789 | | 8,227 | Penalty | 0 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Uncapped Value | 0 | Mobile Home 0 | 0 | | 0 | Exemption | 0 | 0.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| TIF Project ID | 0 | Total Value 122,729 | 95,096 | | 10,461 | Total Taxable | 10,461 | 967.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Assessment History | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Tax Year | Statement Number | Billed Owner | Tax Area | Total Value | Exemptions | Taxable Value | Billed Tax | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2025 | 2025-660016084 | VINES PROPERTIES INC | 17 | 120,487 | 0 | 9,962 | 921.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2024 | 2024-660016084 | VINES PROPERTIES INC | 17 | 121,666 | 0 | 9,488 | 877.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2023 | 2023-660016084 | VINES PROPERTIES INC | 17 | 100,018 | 0 | 9,036 | 828.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2022 | 2022-660016084 | VINES PROPERTIES INC | 17 | 78,238 | 0 | 8,606 | 797.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2021 | 2021-660016084 | VINES PROPERTIES INC | 17 | 83,591 | 0 | 9,195 | 812.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2020 | 2020-660016084 | VINES PROPERTIES INC | 17 | 84,608 | 0 | 9,182 | 841.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2019 | 2019-660016084 | VINES PROPERTIES INC | 17 | 82,602 | 0 | 8,745 | 810.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2018 | 2018-660016084 | VINES PROPERTIES INC | 17 | 86,708 | 0 | 8,328 | 770.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2017 | 2017-660016084 | VINES PROPERTIES INC | 17 | 98,386 | 0 | 7,932 | 728.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2016 | 2016-660016084 | VINES PROPERTIES INC | 17 | 95,776 | 0 | 7,554 | 709.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2015 | 2015-660016084 | VINES PROPERTIES INC | 17 | 86,055 | 0 | 7,195 | 649.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2014 | 2014-660016084 | VINES PROPERTIES INC | 17 | 87,833 | 0 | 6,852 | 635.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2013 | 2013-660016084 | VINES PROPERTIES INC | 17 | 84,303 | 0 | 6,526 | 597.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |



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| Lot Data | | Square-Foot - NBHD 1161 #1 | |
|-----------------|--------------------------|----------------------------|--|
| Lot Size | | | |
| Lot Count | 1 | | |
| Units Buildable | 8500 | | |
| Non-Ag Acres | 0.1851 | | |
| Topography | | | |
| Street Access | | | |
| Utilities | | | |
| Amenities | LAND QUALITY | 0 | |
| | | 0 | |
| Method | Square-Foot | | |
| Base Lot Value | 8,061.00 x 5.50 = 44,336 | | |
| Factor Value | | | |
| Adjustments | 1.0000 | | |
| Lot Value | 44,336 | | |



| Residential Data | |
|------------------|---|
| Type | 1 Single Family Residence |
| Condition | 2 - Fair |
| Quality | 2 - Fair |
| Architecture | R3 Res Nbhd 3 |
| Style | 100% One Story |
| Exterior Wall | 30% Veneer, Masonry 70% Frame, Siding, Wood |
| Base/Total Area | 1,334 / 1,334 |
| Style | 100% One Story |
| HVAC | 100% Warmed & Cooled Air |
| Roof Cover | 1 Composition Shingle |
| Area on Slab | 1,334 |
| Fixture/RghIn | 11 / |
| Bed/F/H Bath | 3 / 2.0 / |
| Basement Area | |
| Garage Type | 528 Attached Garage - Unfinished |
| Remodel | |
| Year/Eff Age | 1980 / 46 |

GRM Approach

| | |
|-----------------|------|
| GRM Code | |
| Gross Rent | 0.00 |
| Indicated Value | |

Multiple Regression

| | |
|-----------------|-------------------------|
| MRA Code | 1 Test |
| Adusted R | 0.8445 |
| Indicated Value | 139,385 104.49 Per SqFt |

Direct Comparables

| | |
|------------------|--------------------|
| Selection Model | A Adam Test |
| Adjustment Model | 1 2022 Residential |
| Comparables | 8 |
| Indicated Value | 126,630 Per SqFt |

Value Reconciliation

| | |
|-------------------|------------------------------------|
| Selected Approach | Cost Approach |
| Improvements | 78,393 |
| Lot Value | 44,336 |
| Indicated Value | 122,729 92.00 Per SqFt |
| Agland Value | |
| Site Improvements | |
| Total Value | 122,729 92.00 Total Value Per SqFt |

| Cost Approach | | Manual : 01/2025 | |
|---------------|-----------|---------------------|-----------|
| Base Cost | 91.46 | Total Misc Impr | + 8,314 |
| Roofing Adj | + 3.99 | Garage Cost | + 12,176 |
| Subfloor Adj | + 0.00 | Total RCN | = 174,207 |
| Heat/Cool Adj | + 10.30 | Depreciation (55%) | - 95,814 |
| Plumbing Adj | + 9.48 | Lump Sums | + 0 |
| Basement Adj | + 0.00 | RCNLD | = 78,393 |
| Adj Base Cost | = 115.23 | Lot Value | + 44,336 |
| Total Area | x 1,334 | Indicated Value | = 122,729 |
| Adjusted Cost | = 153,717 | Value Per SqFt | 92.00 |

Miscellaneous Improvements

| Code | Description | Sketch ID | Size | Year | Units | Unit Cost | Depr | Value |
|------|---------------------------------|-----------|------|------|-------|-----------|------|-------|
| FPR1 | FIREPLACE - RESIDENTIAL 1 STORY | 0 | | 1 | 1 | 4,576.55 | | 4,577 |
| PRCH | SLAB PORCH - COVERED | 38645 | 11x6 | | 66 | 21.09 | | 1,392 |
| PRCH | SLAB PORCH - COVERED | 38646 | 14x8 | | 112 | 20.94 | | 2,345 |



Rogers

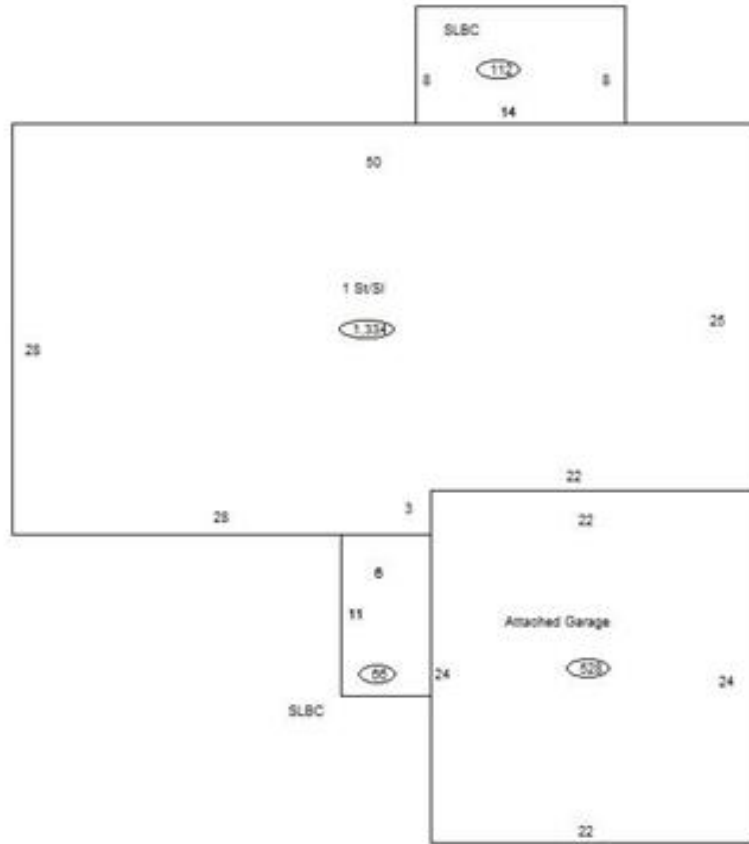
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Sketch Image

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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 | 1,334 | 1.000 | 1,334 |
| 2 | G | 1 | | 10 | Attached Garage | 528 | 1.000 | 528 |
| 3 | M | PRCH | | 10 | SLBC | 66 | 1.000 | 66 |
| 4 | M | PRCH | | 10 | SLBC | 112 | 1.000 | 112 |
| Total Building Area | | | | | | 1,334 | | 1,334 |



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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) | | | | | | |