




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Time 21:13:05
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Assessment Data				Primary Image																																																												
Account 660016109 Parcel ID 000000-00-0-10225-003-0010 Cadastral ID 17-21-16-01620 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 326704 SIMMONS, MARY E & LESLYE ANNE CHASE 1302 W GRAHAM CLAREMORE OK 74017-0000 Parcel Location Situs 01302 GRAHAM Subdivision LEEWOOD ESTATES Lot/Block 0010 / 0003 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_0029.JPG 8/18/2023</p>																																																												
Legal Description Lat/Long: 36.29606857 -95.62520269				Building Permits																																																												
LOT 10 BLOCK 3 LEEWOOD ESTATES				<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> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <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																																																							
					/	SIMMONS, MARY E	01/24/2019	0	4																																																							
					/	BD HOMES LLC	01/14/2019	112,000	YES																																																							
					2426/738	BANK OF NEW YORK MELLON CORP	08/27/2014	50,500	3																																																							
					2409/528	DENNIS, DAVID K	06/18/2014	0	10																																																							
					1472/178	WAGNER, PHILLIP CARTER &	04/29/2003	82,500	YES																																																							
					1090/421	HOLLER, TRESSIE	11/26/1997	62,500	Yes																																																							
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>2020</td> <td>Land Value 38,742</td> <td>19,772</td> <td>11%</td> <td>2,175</td> <td>Assessed</td> <td>14,361</td> <td>1,327.39</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements 114,652</td> <td>110,779</td> <td></td> <td>12,186</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 153,394</td> <td>130,551</td> <td></td> <td>14,361</td> <td>Total Taxable</td> <td>14,361</td> <td>1,327.00</td> </tr> </tbody> </table>						Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax	Remove Cap	2020	Land Value 38,742	19,772	11%	2,175	Assessed	14,361	1,327.39	Year Frozen	0	Improvements 114,652	110,779		12,186	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00	TIF Project ID	0	Total Value 153,394	130,551		14,361	Total Taxable	14,361	1,327.00										
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Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																																									
2025	2025-660016109	SIMMONS, MARY E &	17	149,762	0	13,677	1,264.00																																																									
2024	2024-660016109	SIMMONS, MARY E &	17	154,013	0	13,026	1,204.00																																																									
2023	2023-660016109	SIMMONS, MARY E &	17	133,998	0	12,405	1,136.00																																																									
2022	2022-660016109	SIMMONS, MARY E &	17	107,407	0	11,815	1,094.00																																																									
2021	2021-660016109	SIMMONS, MARY E &	17	112,767	0	12,404	1,095.00																																																									
2020	2020-660016109	SIMMONS, MARY E &	17	112,177	0	12,339	1,130.00																																																									
2019	2019-660016109	SIMMONS, MARY E &	17	88,077	0	9,688	897.00																																																									
2018	2018-660016109	BD HOMES LLC	17	92,229	0	10,145	937.00																																																									
2017	2017-660016109	BD HOMES LLC	17	91,444	0	10,059	924.00																																																									
2016	2016-660016109	BD HOMES LLC	17	89,050	0	9,796	919.00																																																									
2015	2015-660016109	BD HOMES LLC	17	87,480	0	9,623	868.00																																																									
2014	2014-660016109	BD HOMES LLC	17	97,975	0	10,665	989.00																																																									
2013	2013-660016109	DENNIS, DAVID K	17	93,283	0	10,158	930.00																																																									



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Lot Data	Square-Foot - NBHD 1161 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	8500	
Non-Ag Acres	0.1617	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	7,044.00 x 5.50 = 38,742	
Factor Value		
Adjustments	1.0000	
Lot Value	38,742	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	20% Frame, Siding, Wood 80% Veneer, Masonry
Base/Total Area	1,356 / 1,356
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,356
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	440 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1980 / 35



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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	149,238	110.06	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	147,810		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	107.61	Total Misc Impr	+	8,430			
Roofing Adj	+ 4.63	Garage Cost	+	12,487			
Subfloor Adj	+ -1.22	Total RCN	=	204,736			
Heat/Cool Adj	+ 11.47	Depreciation (44%)	-	90,084			
Plumbing Adj	+ 13.07	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	114,652			
Adj Base Cost	= 135.56	Lot Value	+	38,742			
Total Area	x 1,356	Indicated Value	=	153,394			
Adjusted Cost	= 183,819	Value Per SqFt		113.12			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	114,652		
Lot Value	38,742		
Indicated Value	153,394	113.12	Per SqFt
Agland Value			
Site Improvements			
Total Value	153,394	113.12	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,095.98		5,096
PRCH	SLAB PORCH - COVERED	38742	10x4		40	24.14		966
PATO	SLAB PORCH - OPEN	38743	22x12		264	8.97		2,368



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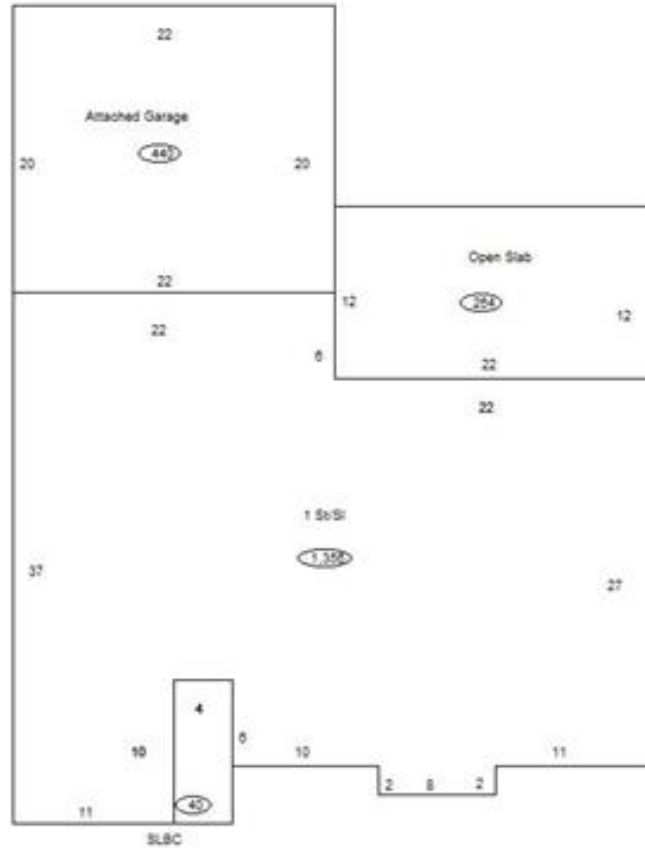
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Sketch Image

660016109



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/Sl	1,356	1.000	1,356
2	G	1		10	Attached Garage	440	1.000	440
3	M	PRCH		10	SLBC	40	1.000	40
4	M	PATO		10	Open Slab	264	1.000	264
Total Building Area						1,356		1,356