



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																	
<b>Account</b> 660016116 <b>Parcel ID</b> 000000-00-0-10225-004-0007 <b>Cadastral ID</b> 17-21-16-01690 <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> 343181 MISSEL, FREDERICK MICHAEL & CHESLI FLORANNA  1304 W DIANE ST CLAREMORE OK 74017-0000  <b>Parcel Location</b> <b>Situs</b> 01304 W DIANE ST <b>Subdivision</b> LEEWOOD ESTATES <b>Lot/Block</b> 0007 / 0004 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 17 / 21 / 16 / 5 <b>Neighborhood</b> 1161 - R-V01-SW CLAREMORE <b>School District</b> S001 - CLAREMORE SCHOOLS																																																						
<b>Legal Description</b> Lat/Long: 36.29578389 -95.62662029																																																						
<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 colspan="5"> </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	No			/	BURGOON, CHRISTOPHER D &	11/29/2023	211,000	YES																																													
					/	RAGLIN, TALLERY A	05/05/2020	140,000	YES																																													
					2366/125	WILLIAMS, JOHN F &	11/01/2013	100,000	YES																																													
					1921/7	SMITH, PEGGY JOYCE	12/14/2007	97,000	YES																																													
					1168/142	APPLEGATE, MERL & LEAH R	04/26/1999	66,000	Yes																																													
					814/296			0	No																																													
<b>Parcel Valuation</b>					<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>2024</td> <td>Land Value</td> <td>84,149</td> <td>84,149</td> <td>11%</td> <td>9,256</td> <td>Assessed</td> <td>23,035 2,129.13</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements</td> <td>125,258</td> <td>125,258</td> <td></td> <td>13,779</td> <td>Penalty</td> <td>0</td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home</td> <td>0</td> <td>0</td> <td></td> <td>0</td> <td>Exemption</td> <td>0 0.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value</td> <td>209,407</td> <td>209,407</td> <td></td> <td>23,035</td> <td>Total Taxable</td> <td>23,035 2,129.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax	Remove Cap	2024	Land Value	84,149	84,149	11%	9,256	Assessed	23,035 2,129.13	Year Frozen	0	Improvements	125,258	125,258		13,779	Penalty	0	Uncapped Value	0	Mobile Home	0	0		0	Exemption	0 0.00	TIF Project ID	0	Total Value	209,407	209,407		23,035	Total Taxable	23,035 2,129.00
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<b>Assessment History</b>																																																						
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-660016116	MISSEL, FREDERICK MICHAEL &	17	206,818	0	22,750	2,103.00																																															
2024	2024-660016116	MISSEL, FREDERICK MICHAEL &	17	211,870	0	23,306	2,154.00																																															
2023	2023-660016116	BURGOON, CHRISTOPHER D &	17	163,217	0	17,108	1,567.00																																															
2022	2022-660016116	BURGOON, CHRISTOPHER D &	17	151,098	0	16,294	1,508.00																																															
2021	2021-660016116	BURGOON, CHRISTOPHER D &	17	141,073	0	15,518	1,370.00																																															
2020	2020-660016116	BURGOON, CHRISTOPHER D &	17	108,683	1000	10,795	988.00																																															
2019	2019-660016116	RAGLIN, TALLERY A	17	104,103	1000	10,451	968.00																																															
2018	2018-660016116	RAGLIN, TALLERY A	17	107,198	0	11,792	1,090.00																																															
2017	2017-660016116	RAGLIN, TALLERY A	17	106,281	0	11,691	1,074.00																																															
2016	2016-660016116	RAGLIN, TALLERY A	17	103,370	0	11,371	1,067.00																																															
2015	2015-660016116	RAGLIN, TALLERY A	17	102,176	0	11,239	1,014.00																																															
2014	2014-660016116	RAGLIN, TALLERY A	17	104,068	0	11,447	1,061.00																																															
2013	2013-660016116	WILLIAMS, JOHN F &	17	96,597	1000	9,295	851.00																																															



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Lot Data	Square-Foot - NBHD 1161 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	12500	
Non-Ag Acres	0.1837	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	8,002.00 x 5.50 = 44,011	
Factor Value		
Adjustments	1.9120	
Lot Value	84,149	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	20% Veneer, Masonry 80% Frame, Siding, Wood
Base/Total Area	1,228 / 1,228
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,228
Fixture/RghIn	18 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	440 Attached Garage - Unfinished
Remodel	PARTIAL -
Year/Eff Age	1983 / 22



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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	132,165	107.63	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	142,270		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	94.48	Total Misc Impr	+	12,592			
Roofing Adj	+ 4.16	Garage Cost	+	10,613			
Subfloor Adj	+ 0.00	Total RCN	=	177,258			
Heat/Cool Adj	+ 10.30	Depreciation ( 31%)	-	54,950			
Plumbing Adj	+ 16.51	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	122,308			
Adj Base Cost	= 125.45	Lot Value	+	84,149			
Total Area	x 1,228	Indicated Value	=	206,457			
Adjusted Cost	= 154,053	Value Per SqFt		168.12			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	122,308		
Lot Value	84,149		
Indicated Value	206,457	168.12	Per SqFt
Agland Value			
Site Improvements	2,950		
Total Value	209,407	170.53	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	38764	4x3		12	21.26		255
EPSW	ENCLOSED PORCH - SOLID WALL	38765	19x12		228	54.11		12,337



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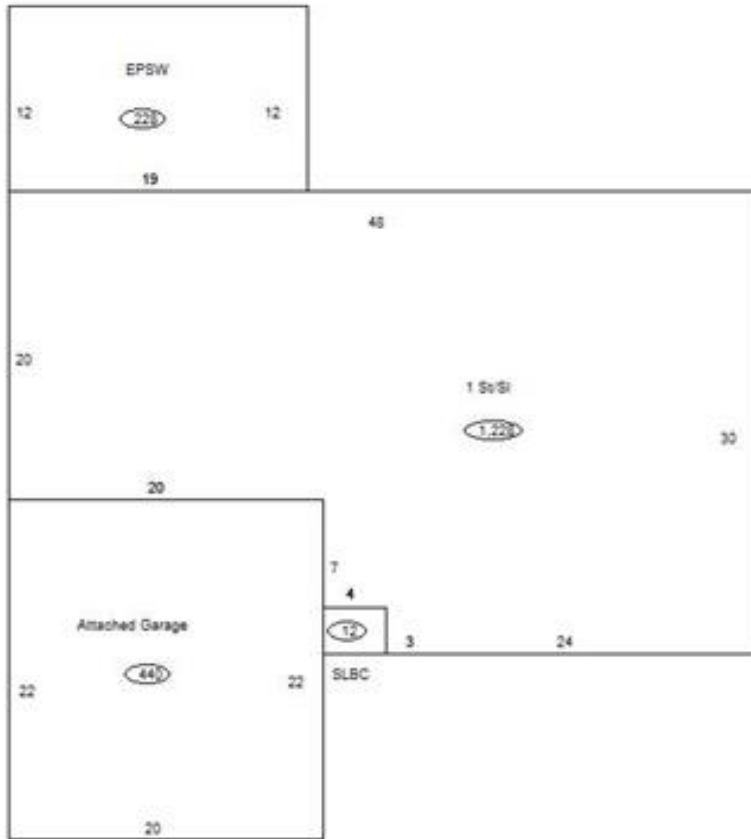
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Sketch Image

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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	1,228	1.000	1,228
2	G	1		10	Attached Garage	440	1.000	440
3	M	PRCH		10	SLBC	12	1.000	12
4	M	EPSW		10	EPSW	228	1.000	228
<b>Total Building Area</b>						1,228		1,228



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	0x0x0			
	Qual	Cond	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (4.68 x )					
	GF	GAZEBO FAIR	0x0x0			1
	Qual	2 Cond 2	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
	Base Cost (2,950.00 x 1)		2,950	2,950		2,950