



# 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> 660016319 <b>Parcel ID</b> 21N16E-17-3-00000-000-0000 <b>Cadastral ID</b> 17-21-16-09100 <b>Property Type</b> REAL - Real Property <b>Property Class</b> UC VI Area 1 <b>Tax Area</b> 17 - CLAREMORE OT <b>Name ID</b> 347295 ARMBRISTER, JEFFREY L & KAREN S ARMBRISTER & SAMANTHA S MATTHEWS & CELESTE J OSBORNE 1401 S REAVIS RD CLAREMORE OK 74017-0000																																																						
<b>Parcel Location</b> <b>Situs</b> 01400 REAVIS RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> .25 - Acres <b>Sec/Twn/Rng</b> 17 / 21 / 16 / 3 <b>Neighborhood</b> 90000 - COMMERCIAL <b>School District</b> S001 - CLAREMORE SCHOOLS																																																						
<b>Legal Description</b> Lat/Long: 36.29372886 -95.62488412					<b>Building Permits</b>																																																	
W 82.5' OF E2 SE SE SW LESS S 200' THEREOF					<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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<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>																																													
					/	ARMBRISTER, JEFFREY L &	04/17/2025	0	4																																													
					/	ARMBRISTER, PATRICIA A &	01/31/2019	0	WB																																													
					/	ARMBRISTER, DONNIE LEWIS &~PATF	10/17/2018	0	WB																																													
					2507/379	ARMBRISTER, DONNIE LEWIS &	10/20/2015	0	4																																													
<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>0</td> <td>Land Value 10,890</td> <td>10,890</td> <td>11%</td> <td>1,198</td> <td>Assessed</td> <td>1,198</td> <td>110.73</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements 0</td> <td>0</td> <td></td> <td>0</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 10,890</td> <td>10,890</td> <td></td> <td>1,198</td> <td>Total Taxable</td> <td>1,198</td> <td>111.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax	Remove Cap	0	Land Value 10,890	10,890	11%	1,198	Assessed	1,198	110.73	Year Frozen	0	Improvements 0	0		0	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00	TIF Project ID	0	Total Value 10,890	10,890		1,198	Total Taxable	1,198	111.00
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<b>Assessment History</b>																																																						
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-660016319	ARMBRISTER, JEFFREY L &	17	10,890	0	1,198	111.00																																															
2024	2024-660016319	ARMBRISTER, JEFFREY L &	17	10,890	0	1,198	111.00																																															
2023	2023-660016319	ARMBRISTER, JEFFREY L &	17	12,690	0	1,396	128.00																																															
2022	2022-660016319	ARMBRISTER, JEFFREY L &	17	12,690	0	1,396	129.00																																															
2021	2021-660016319	ARMBRISTER, PATRICIA A &	17	12,690	0	1,396	123.00																																															
2020	2020-660016319	ARMBRISTER, PATRICIA A &	17	12,690	0	1,396	128.00																																															
2019	2019-660016319	ARMBRISTER, PATRICIA A &	17	12,690	0	1,396	129.00																																															
2018	2018-660016319	ARMBRISTER, DONNIE LEWIS & PATRICIA A &	17	12,690	0	1,396	129.00																																															
2017	2017-660016319	ARMBRISTER, DONNIE LEWIS & PATRICIA A &	17	12,690	0	1,396	128.00																																															
2016	2016-660016319	ARMBRISTER, DONNIE LEWIS & PATRICIA A &	17	12,640	0	1,391	131.00																																															
2015	2015-660016319	ARMBRISTER, DONNIE LEWIS	17	12,640	0	1,391	125.00																																															
2014	2014-660016319	ARMBRISTER, DONNIE LEWIS	17	12,640	0	1,391	129.00																																															
2013	2013-660016319	ARMBRISTER, DONNIE LEWIS	17	12,640	0	1,363	125.00																																															



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Lot Data		Primary Image	
Lot Size	0 x 0		
Lot Count	0		
Units Buildable	0.25		
Non-Ag Acres	0		
Topography			
Street Access			
Utilities			
Amenities	0		
	0		
Value Model	1482 (UNITS BUILDABLE)		
Value Method	Units-Buildable		
Base Lot Value	10,890.00 x 1.00 = 10,890		
Factor Value	0		
Adjustments			
Lot Value	10,890		
Cost Approach		Image Information	
Manual Date	01/2025	Image ID	1019214
Total Building Area		Image Date	3/7/2023
Total Base Value		Name	IMG_0004.JPG
Modifier Value		Description	REVAL 2024
Misc Improvements			
Replacement Cost New			
Phys/Func Depreciation Loss			
RCN Less Phys/Func			
Economic Depreciation			
RCNLD (All Sources)			
Depreciated Improvements			
Outbuilding Value			
Total Improvement Value			
Land Value	10,890		
Cost Approach Value	10,890		
Income Approach		Value Reconciliation	
Potential Gross Income (PGI)		Selected Valuation Method	Cost Approach
Vacancy & Collection Loss		Total Improvement Value	
Miscellaneous Income		Land Value	10,890
Effective Gross Income (EGI)		Total Appraised Value	10,890
Total Expenses			
Net Operating Income (NOI)			
Income Capitalization Rate			
Indicated Value			