



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	660016359													
Parcel ID	21N16E-17-4-00000-000-0000													
Cadastral ID	17-21-16-13100													
Property Type	REAL - Real Property													
Property Class	UR	VI Area	1											
Tax Area	17 - CLAREMORE OT													
Name ID	338763													
CANDY, DAVID A														
515 S CHOCTAW AVE CLAREMORE OK 74017-0000														
Parcel Location														
Situs	01377 S MUSKOGEE AVE													
Subdivision														
Lot/Block	/	Parcel Size	2.8 - Acres											
Sec/Twn/Rng	17 / 21 / 16 / 4													
Neighborhood	2116 - UNPLATTED													
School District	S001 - CLAREMORE SCHOOLS													
Legal Description Lat/Long: 36.29604824 -95.61615752														
TR SE SE BEG: 1559' S NE/C SE; W 165'; S 25'; W 601'; N 27- 00-32 E 191.7'; E 676.30' TO E/L SE; S 150' TO POB														
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														
Code	Type	Active	Maximum	Exemption										
H	Homestead	No	1,000											
Sale History														
Bk/Pg	Grantor	Date	Price	Code										
/	CANDY, LYDIA M &	06/10/2022	0	4										
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax						
Remove Cap	0	Land Value	66,078	44,077	11%	4,848	Assessed	13,323	1,231.44					
Year Frozen	2022	Improvements	77,049	77,049		8,475	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00					
TIF Project ID	0	Total Value	143,127	121,126		13,323	Total Taxable	13,323	1,231.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660016359	CANDY, DAVID A	17	142,675	0	12,690	1,173.00							
2024	2024-660016359	CANDY, DAVID A	17	148,462	0	12,086	1,117.00							
2023	2023-660016359	CANDY, DAVID A	17	104,635	0	11,510	1,054.00							
2022	2022-660016359	CANDY, DAVID A	17	106,161	1000	10,678	988.00							
2021	2021-660016359	CANDY, LYDIA M &	17	103,739	0	11,411	1,008.00							
2020	2020-660016359	CANDY, LYDIA M &	17	101,542	0	11,170	1,023.00							
2019	2019-660016359	CANDY, LYDIA M &	17	97,983	0	10,778	998.00							
2018	2018-660016359	CANDY, LYDIA M &	17	102,785	0	10,861	1,004.00							
2017	2017-660016359	CANDY, LYDIA M &	17	102,145	0	10,344	950.00							
2016	2016-660016359	CANDY, LYDIA M &	17	100,065	0	9,851	925.00							
2015	2015-660016359	CANDY, LYDIA M &	17	97,133	0	9,382	846.00							
2014	2014-660016359	CANDY, LYDIA M &	17	97,733	0	8,936	829.00							
2013	2013-660016359	CANDY, JOHN	17	94,966	0	8,510	779.00							



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Lot Data		Square-Foot - NBHD 2116 #1	
Lot Size			
Lot Count			
Units Buildable	208		
Non-Ag Acres	2.9848		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	130,016.00 x .51 = 66,078		
Factor Value			
Adjustments	1.0000		
Lot Value	66,078		



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-9-1\IMG_0005. 9/1/2023

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	90% Frame, Siding, Vinyl 10% Veneer, Stone
Base/Total Area	1,516 / 1,516
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	4 /
Bed/F/H Bath	3 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1961 / 49

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	86,965	57.36	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	NewTest
Comparables	
Indicated Value	

Cost Approach		Manual : 01/2025	
Base Cost	91.10	Total Misc Impr	+ 7,338
Roofing Adj	+ 4.04	Garage Cost	+
Subfloor Adj	+ 2.31	Total RCN	= 175,705
Heat/Cool Adj	+ 10.30	Depreciation (58%)	- 101,909
Plumbing Adj	+ 3.31	Lump Sums	+ 935
Basement Adj	+ 0.00	RCNLD	= 74,731
Adj Base Cost	= 111.06	Lot Value	+ 66,078
Total Area	x 1,516	Indicated Value	= 140,809
Adjusted Cost	= 168,367	Value Per SqFt	92.88

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	74,731		
Lot Value	66,078		
Indicated Value	140,809	92.88	Per SqFt
Agland Value			
Site Improvements	2,318		
Total Value	143,127	94.41	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	4,576.55		4,577
PRCH	SLAB PORCH - COVERED	39371		90	90	21.01		1,891
WODO	WOOD DECK - OPEN	126165	10x6		60	25.97	40%	935
PATO	SLAB PORCH - OPEN	142129	17x5		85	10.24		870

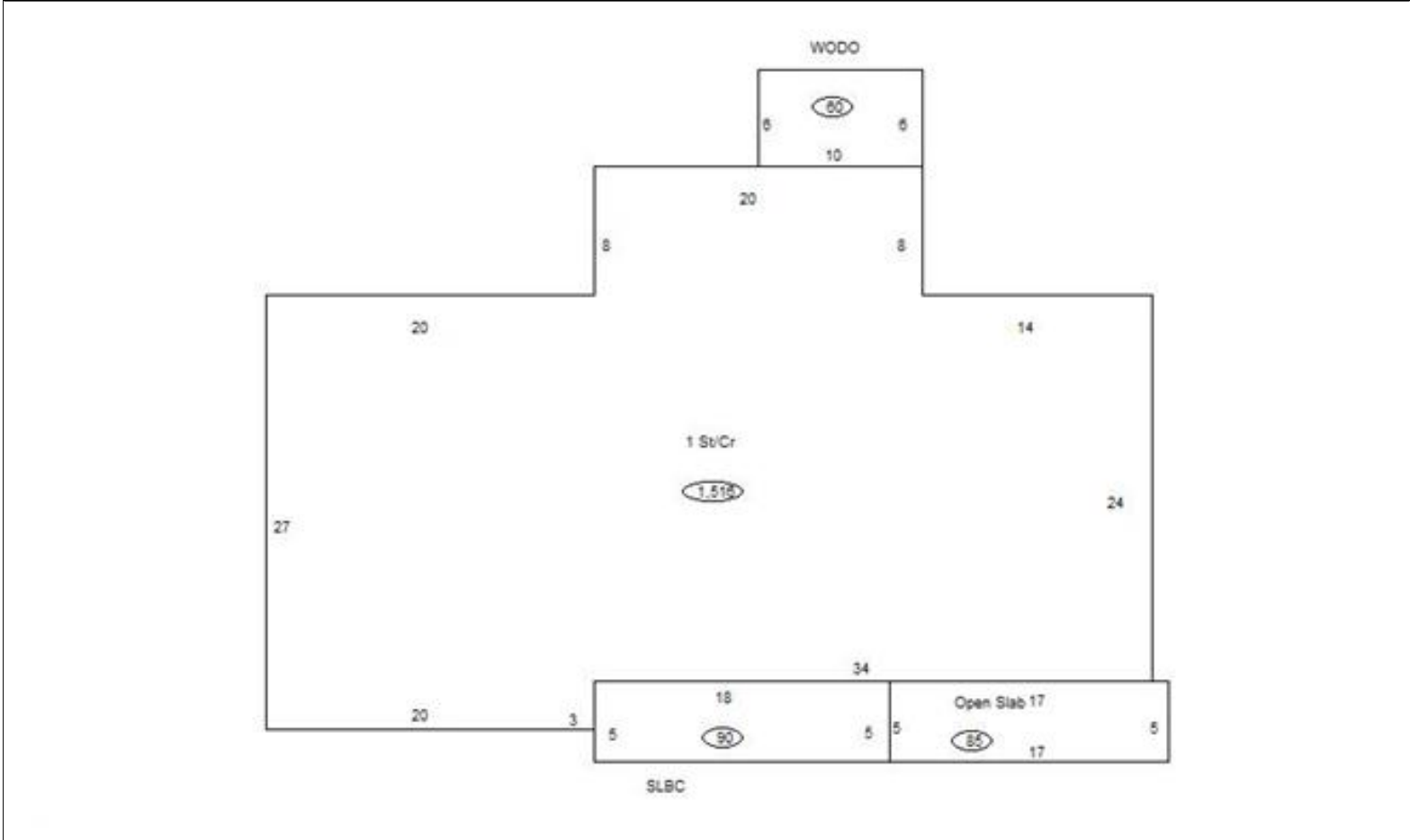


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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	1,516	1.000	1,516
2	M	PRCH		10	SLBC	90	1.000	90
3	M	WODO		10	WODO	60	1.000	60
4	M	PATO		10	Open Slab	85	1.000	85
Total Building Area						1,516		1,516



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	STA	STG AVG	12x20x0			240	
	Qual	3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (45% Phys/ % Func)	RCNLD	
	Base Cost (7.02 x 240)		1,685		1,685	758	927
	STF	STG FAIR	13x9x0			117	
	Qual	2	Cond 3	Year	Eff Age 1520		
	Valuation Summary		Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD	
	Base Cost (4.68 x 117)		548		548		548
	STF	STG FAIR	10x13x0			130	
	Qual	2	Cond 3	Year	Eff Age 1520		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD	
	Base Cost (4.68 x 130)		608		608	486	122
	LT	LEAN-TO	19x13x0			247	
	Qual	3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD	
	Base Cost (2.92 x 247)		721		721		721