



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 11:11:48
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Assessment Data					Primary Image									
Account	660016855				No Image On File									
Parcel ID	000000-00-0-00786-001-0012													
Cadastral ID	18-21-17-00210													
Property Type	REAL - Real Property													
Property Class	RRP	VI Area	3											
Tax Area	5 - JUSTUS RURAL/NO FIRE													
Name ID	269653													
THOMAS, SCOTT L & JANE W														
21857 S 4190 RD CLAREMORE OK 74019-0000														
Parcel Location														
Situs														
Subdivision	SUNDANCE VALLEY ESTS													
Lot/Block	0012 / 0001	Parcel Size	1 - Lots											
Sec/Twn/Rng	18 / 21 / 17 / 5													
Neighborhood	1080 - R-V01,3-SE JUSTUS													
School District	S009 - JUSTUS-TIAWAH SCHOOLS													
Legal Description Lat/Long: 36.29416064 -95.54139715														
Building Permits														
LOT 12 BLOCK 1 SUNDANCE VALLEY EST.														
<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					
					1471/614	GUINN-THOMAS BUILDERS	04/17/2003	11,000	YES					
					1181/365	SMITH, PHILIP H TRUSTEE	06/10/1999	55,000	No					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	83.050	Current Tax						
Remove Cap	2004	Land Value	31,436	20,837	11%	2,292	Assessed	2,292	190.35					
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	31,436	20,837	2,292	Total Taxable	2,292	190.00						
Assessment History														
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax					
2025	2025-660016855	THOMAS, SCOTT L & JANE W			5	31,436	0	2,183	181.00					
2024	2024-660016855	THOMAS, SCOTT L & JANE W			5	31,436	0	2,079	173.00					
2023	2023-660016855	THOMAS, SCOTT L & JANE W			5	18,000	0	1,980	165.00					
2022	2022-660016855	THOMAS, SCOTT L & JANE W			5	18,000	0	1,980	165.00					
2021	2021-660016855	THOMAS, SCOTT L & JANE W			5	18,000	0	1,980	168.00					
2020	2020-660016855	THOMAS, SCOTT L & JANE W			5	18,000	0	1,980	168.00					
2019	2019-660016855	THOMAS, SCOTT L & JANE W			5	18,000	0	1,980	171.00					
2018	2018-660016855	THOMAS, SCOTT L & JANE W			5	18,000	0	1,980	172.00					
2017	2017-660016855	THOMAS, SCOTT L & JANE W			5	18,000	0	1,980	161.00					
2016	2016-660016855	THOMAS, SCOTT L & JANE W			5	18,000	0	1,980	169.00					
2015	2015-660016855	THOMAS, SCOTT L & JANE W			5	18,000	0	1,970	166.00					
2014	2014-660016855	THOMAS, SCOTT L & JANE W			5	18,000	0	1,876	161.00					
2013	2013-660016855	THOMAS, SCOTT L & JANE W			5	18,000	0	1,787	156.00					



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Lot Data		Square-Foot - NBHD 1080 #1		Primary Image				
Lot Size								
Lot Count								
Units Buildable	10000							
Non-Ag Acres	1.4056							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY		0					
			0					
Method	Square-Foot							
Base Lot Value	61,226.00 x .51 = 31,436							
Factor Value								
Adjustments	1.0000							
Lot Value	31,436							
Residential Data								
Type								
Condition	-							
Quality	-							
Architecture								
Style								
Exterior Wall								
Base/Total Area	/							
Style								
HVAC								
Roof Cover								
Area on Slab								
Fixture/RghIn	/							
Bed/F/H Bath	/ /							
Basement Area								
Garage Type								
Remodel								
Year/Eff Age	/							
Cost Approach		Manual : 01/2025						
Base Cost	0.00	Total Misc Impr	+	0				
Roofing Adj	+ 0.00	Garage Cost	+					
Subfloor Adj	+ 0.00	Total RCN	=	0				
Heat/Cool Adj	+ 0.00	Depreciation (0%)	-	0				
Plumbing Adj	+ 0.00	Lump Sums	+	0				
Basement Adj	+ 0.00	RCNLD	=					
Adj Base Cost	= 0.00	Lot Value	+	31,436				
Total Area	x	Indicated Value	=	31,436				
Adjusted Cost	= 0	Value Per SqFt		0.00				
GRM Approach								
GRM Code								
Gross Rent		0.00						
Indicated Value								
Multiple Regression								
MRA Code								
Adjusted R								
Indicated Value								
Direct Comparables								
Selection Model	A	Adam Test						
Adjustment Model	1	2022 Residential						
Comparables								
Indicated Value								
Value Reconciliation								
Selected Approach	Cost Approach							
Improvements								
Lot Value	31,436							
Indicated Value	31,436	0.00	Per SqFt					
Agland Value								
Site Improvements								
Total Value	31,436	0.00	Total Value Per SqFt					
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value