



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	660017512								
Parcel ID	21N16E-19-2-00000-000-0000								
Cadastral ID	19-21-16-01800								
Property Type	REAL - Real Property								
Property Class	UA	VI Area 1							
Tax Area	17 - CLAREMORE OT								
Name ID	102844								
THOMAS, RICHARD DONEL &									
TAMMY R									
1800 SOUTHAVEN RD									
CLAREMORE OK 74017-0000									
Parcel Location									
Situs	01800 SOUTHAVEN RD								
Subdivision									
Lot/Block	/	Parcel Size	29.31 - Acres						
Sec/Twn/Rng	19 / 21 / 16 / 2								
Neighborhood	2116 - UNPLATTED								
School District	S001 - CLAREMORE SCHOOLS								
Legal Description									
Lat/Long: 36.29022174 -95.64705981									
SW NE NW & SE 10 AC LOT 1 ALSO DESC AS SE NW NW & ALL THAT PT W2 LOT 1 MPDA FOLLOWS: S 615' W2 LOT 1 THEREOF LESS N 100' S 325' W 273'.									
Building Permits									
Number	Description	Opened	Closed	Amount					
4451	R20-NEW 720 SQ FT DUPLEX	05/2016	10/2019						
Exemptions									
Code	Type	Active	Maximum	Exemption					
H	Homestead	Yes	1,000	1,000					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax	
Remove Cap	0	Land Value	4,604	4,604	11%	506	Assessed	17,498	1,617.34
Year Frozen	0	Improvements	175,776	154,468		16,992	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-92.00
TIF Project ID	0	Total Value	180,380	159,072		17,498	Total Taxable	16,498	1,525.00
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660017512	THOMAS, RICHARD DONEL &	17	165,874	1000	15,988	1,478.00		
2024	2024-660017512	THOMAS, RICHARD DONEL &	17	171,582	1000	15,493	1,432.00		
2023	2023-660017512	THOMAS, RICHARD DONEL &	17	147,938	1000	15,013	1,375.00		
2022	2022-660017512	THOMAS, RICHARD DONEL &	17	155,938	1000	14,546	1,347.00		
2021	2021-660017512	THOMAS, RICHARD DONEL &	17	158,664	1000	14,058	1,241.00		
2020	2020-660017512	THOMAS, RICHARD DONEL &	17	157,540	1000	13,619	1,247.00		
2019	2019-660017512	THOMAS, RICHARD DONEL &	17	150,814	1000	13,193	1,222.00		
2018	2018-660017512	THOMAS, RICHARD DONEL &	17	156,539	1000	12,780	1,181.00		
2017	2017-660017512	THOMAS, RICHARD DONEL &	17	154,551	1000	12,379	1,137.00		
2016	2016-660017512	THOMAS, RICHARD DONEL &	17	150,547	1000	11,989	1,125.00		
2015	2015-660017512	THOMAS, RICHARD DONEL &	17	146,152	1000	11,647	1,050.00		
2014	2014-660017512	THOMAS, RICHARD DONEL &	17	149,290	1000	11,279	1,046.00		
2013	2013-660017512	THOMAS, RICHARD DONEL &	17	143,611	1000	10,921	999.00		



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Lot Data	Primary Image
<p>Lot Size</p> <p>Lot Count 0</p> <p>Units Buildable 0</p> <p>Non-Ag Acres 0</p> <p>Topography</p> <p>Street Access</p> <p>Utilities</p> <p>Amenities LAND QUALITY</p> <p>Method</p> <p>Base Lot Value</p> <p>Factor Value</p> <p>Adjustments</p> <p>Lot Value</p>	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	75% Veneer, Masonry 25% Frame, Siding, Wood
Base/Total Area	1,750 / 1,750
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,750
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	400 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1978 / 36

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	NewTest
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025			
Base Cost	106.01	Total Misc Impr	+ 23,338				
Roofing Adj	+ 4.72	Garage Cost	+ 13,584				
Subfloor Adj	+ -2.37	Total RCN	= 264,195				
Heat/Cool Adj	+ 12.64	Depreciation (43%)	- 113,604				
Plumbing Adj	+ 8.87	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 150,591				
Adj Base Cost	= 129.87	Lot Value	+ 86.05				
Total Area	x 1,750	Indicated Value	= 150,591				
Adjusted Cost	= 227,273	Value Per SqFt	86.05				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	150,591		
Lot Value			
Indicated Value	150,591	86.05	Per SqFt
Agland Value	4,604		
Site Improvements	25,185		
Total Value	180,380	103.07	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	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	42375	20x5		100	26.62		2,662
PRCH	SLAB PORCH - COVERED	42376	20x18		360	25.80		9,288
PRCH	SLAB PORCH - COVERED	42377	220		220	26.24		5,773



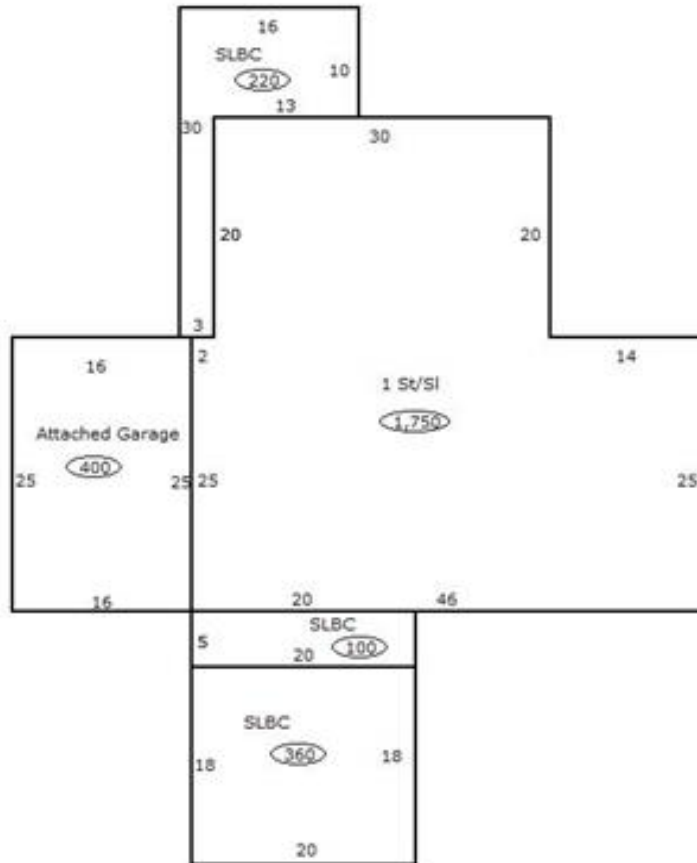
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,750	1.000	1,750
2	G	1		13	Attached Garage	400	1.000	400
3	M	PRCH		13	SLBC	100	1.000	100
4	M	PRCH		13	SLBC	360	1.000	360
5	M	PRCH		13	SLBC	220	1.000	220
Total Building Area						1,750		1,750



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	BARN	BARN	0x0x0			870	
	Qual	3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (85% Phys/ % Func)	RCNLD	
	Base Cost (10.48 x 870)		9,118		9,118	7,750	1,368
	UTIL	SHOP BUILDING	0x0x0			2,400	
	Qual	3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (65% Phys/ % Func)	RCNLD	
	Base Cost (26.95 x 2,400)		64,680		64,680	42,042	22,638
	HS	HAY SHED	0x0x0			720	
	Qual	3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (65% Phys/ % Func)	RCNLD	
	Base Cost (4.68 x 720)		3,370		3,370	2,191	1,179
	STF	STG FAIR	0x0x0				
	Qual	2	Cond	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD	
	Base Cost (4.68 x)						
	BARN	BARN	0x0x0				
	Qual		Cond	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD	
	Base Cost (11.51 x)						



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Agland Inventory

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Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
DBC	DENNIS-BATES COMPLEX 2-5%	NTV PST	60			18.850	144	144	2,714	2,714
DBC	DENNIS-BATES COMPLEX 2-5%	NTV PST	60			.160	144	144	23	23
DBC	DENNIS-BATES COMPLEX 2-5%	NTV PST	60			2.300	144	144	331	331
DNB	DENNIS SILT LOAM 1-3% SLO	NTV PST	80			8.000	192	192	1,536	1,536
NTV PST Totals						29.310			4,604	4,604
Total Agland						29.310			4,604	4,604