




# 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> 660017562 <b>Parcel ID</b> 000000-00-0-00711-001-0028 <b>Cadastral ID</b> 19-21-16-04570 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RRP VI Area 1 <b>Tax Area</b> 18 - CLAREMORE RURAL/W/O FIRE <b>Name ID</b> 323860 BELTRAN, ANGEL & BARBARA  10262 E ROSE GLEN DR CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 10262 ROSE GLEN DR <b>Subdivision</b> ROSE GLEN AMENDED <b>Lot/Block</b> 0028 / 0001 <b>Parcel Size</b> 1.34 - Lots <b>Sec/Twn/Rng</b> 19 / 21 / 16 / 5 <b>Neighborhood</b> 1089 - R-V03,4-SE CLAREMORE <b>School District</b> S001 - CLAREMORE SCHOOLS					 <p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-9-18\IMG_002: 9/18/2023</p>																																		
<b>Legal Description</b> Lat/Long: 36.28602224 -95.64682181																																							
LOT 28 BLOCK 1 ROSE GLEN AMENDED & PRT OF LOT 27 BEG AT NE/C OF LOT 27; TH S 21-58-44E 259.85'; TH N 35.23-43 W 351.47'; TH ALG CURVE TO LEFT HAVING RAD 153.37' AND CENTRAL OF 7-52-04 21.07'; TH N 54- 36-18 E 62.50' TO POB					<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> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </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>																														
HV	Veteran	Yes	999,999	32,960	2693/717	PICKLE, PHILLIP &	02/23/2018	269,000	YES																														
					2171/362	KNAPP, RUDOLPH C &	12/03/2010	275,000	YES																														
					2126/835	KNAPP, RUDOLPH C &	09/24/2010	0	4																														
					917/224	ROSE GLEN DEVELOPMENT LTD	05/26/1993	0	No																														
					829/437			0	No																														
<b>Parcel Valuation</b>																																							
<b>Source</b>	<b>REAL</b>		<b>Fair Cash</b>	<b>Capped</b>	<b>Asmnt Level</b>	<b>Assessed</b>	<b>Levy Rate</b>	92.430	<b>Current Tax</b>																														
Remove Cap	2019	<b>Land Value</b>	16,690	16,690	11%	1,836	<b>Assessed</b>	32,960	3,046.49																														
Year Frozen	0	<b>Improvements</b>	317,693	282,945		31,124	<b>Penalty</b>	0																															
Uncapped Value	0	<b>Mobile Home</b>	0	0		0	<b>Exemption</b>	32,960	-3,046.00																														
TIF Project ID	0	<b>Total Value</b>	334,383	299,635		32,960	<b>Total Taxable</b>	0	0.00																														
<b>Assessment History</b>																																							
<b>Tax Year</b>	<b>Statement Number</b>	<b>Billed Owner</b>			<b>Tax Area</b>	<b>Total Value</b>	<b>Exemptions</b>	<b>Taxable Value</b>	<b>Billed Tax</b>																														
2025	2025-660017562	BELTRAN, ANGEL &			18	328,219	1000	31,000	2,865.00																														
2024	2024-660017562	BELTRAN, ANGEL &			18	305,082	1000	30,068	2,779.00																														
2023	2023-660017562	BELTRAN, ANGEL &			18	278,189	1000	29,163	2,671.00																														
2022	2022-660017562	BELTRAN, ANGEL &			18	266,223	1000	28,285	2,618.00																														
2021	2021-660017562	BELTRAN, ANGEL &			18	274,131	1000	29,154	2,574.00																														
2020	2020-660017562	BELTRAN, ANGEL &			18	273,037	1000	29,034	2,659.00																														
2019	2019-660017562	BELTRAN, ANGEL &			18	274,312	1000	29,174	2,702.00																														
2018	2018-660017562	BELTRAN, ANGEL &			18	313,811	0	34,519	3,190.00																														
2017	2017-660017562	PICKLE, PHILLIP &			18	311,085	0	34,219	3,139.00																														
2016	2016-660017562	PICKLE, PHILLIP &			18	302,277	0	33,250	3,117.00																														
2015	2015-660017562	PICKLE, PHILLIP &			18	292,745	0	32,202	2,899.00																														
2014	2014-660017562	PICKLE, PHILLIP &			18	298,361	0	31,969	2,964.00																														
2013	2013-660017562	PICKLE, PHILLIP &			18	277,057	0	30,447	2,786.00																														



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Lot Data	Square-Foot - NBHD 1089 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	0.2642	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	11,510.00 x 1.45 = 16,690	
Factor Value		
Adjustments	1.0000	
Lot Value	16,690	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4 - Good
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	90% Veneer, Masonry 10% Frame, Siding, Wood
Base/Total Area	2,289 / 3,652
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,289
Fixture/RghIn	17 /
Bed/F/H Bath	4 / 4.0 /
Basement Area	
Garage Type	658 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1990 / 27



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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	454,068	124.33	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	2		
Indicated Value	397,110		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	99.28	Total Misc Impr	+	18,559			
Roofing Adj	+ 3.69	Garage Cost	+	30,275			
Subfloor Adj	+ -2.89	Total RCN	=	504,275			
Heat/Cool Adj	+ 16.31	Depreciation ( 37%)	-	186,582			
Plumbing Adj	+ 8.32	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	317,693			
Adj Base Cost	= 124.71	Lot Value	+	16,690			
Total Area	x 3,652	Indicated Value	=	334,383			
Adjusted Cost	= 455,441	Value Per SqFt		91.56			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	317,693		
Lot Value	16,690		
Indicated Value	334,383	91.56	Per SqFt
Agland Value			
Site Improvements			
Total Value	334,383	91.56	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	42518	8x6		48	33.04		1,586
PATO	SLAB PORCH - OPEN	42520	45x25		1,125	10.78		12,128
PRCH	SLAB PORCH - COVERED	42521	12x7		84	32.93		2,766
PRCH	SLAB PORCH - COVERED	42522	9x7		63	33.00		2,079



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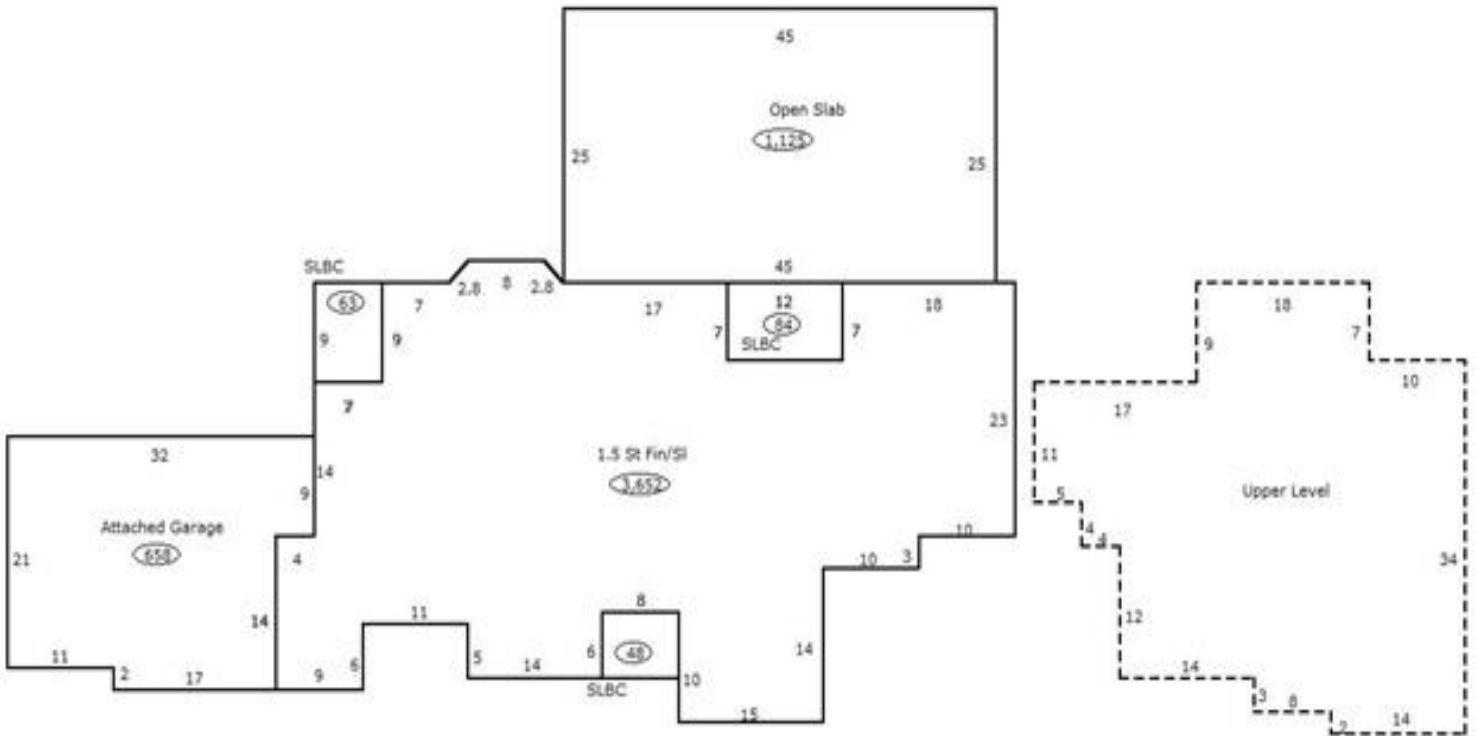
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Sketch Image

660017562



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/SI	2,289	1.595	3,652
2	G	1	Slab	13	Attached Garage	658	1.000	658
3	M	PRCH		13	SLBC	48	1.000	48
4	U	^UL	Overhang	13	Upper Level	1,363	1.000	1,363
5	M	PATO		13	Open Slab	1,125	1.000	1,125
6	M	PRCH		13	SLBC	84	1.000	84
7	M	PRCH		13	SLBC	63	1.000	63
<b>Total Building Area</b>						2,289		3,652