



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	660018257								
Parcel ID	000000-00-0-10400-001-0023								
Cadastral ID	20-21-16-03230								
Property Type	REAL - Real Property								
Property Class	URP	VI Area	1						
Tax Area	17 - CLAREMORE OT								
Name ID	311414								
ABSHIRE, JASON									
1703 S CHEROKEE AVE CLAREMORE OK 74017-0000									
Parcel Location									
Situs	01703 S CHEROKEE AVE								
Subdivision	SOUTH POINTE								
Lot/Block	0023 / 0001	Parcel Size	1 - Lots						
Sec/Twn/Rng	20 / 21 / 16 / 5								
Neighborhood	1166 - R-V01-SW CLAREMORE								
School District	S001 - CLAREMORE SCHOOLS								
Legal Description Lat/Long: 36.29247081 -95.61658227									
Building Permits									
LOT 23 BLOCK 1 SOUTH POINTE									
Exemptions									
Code	Type	Active	Maximum	Exemption	Sale History				
					Bk/Pg	Grantor	Date	Price	Code
					2376/898	TIPTON, CHARLES R	12/30/2013	140,000	YES
					2014/484	ANGLES, ALBERTO &	03/26/2009	139,000	YES
					886/23	NIXON, ROGER D	07/03/1992	81,000	Yes
					775/849			77,000	No
Parcel Valuation									
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax
Remove Cap	2014	Land Value	37,638	30,228	11%	3,325	Assessed	18,478	1,707.92
Year Frozen	0	Improvements	161,073	137,757		15,153	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	198,711	167,985		18,478	Total Taxable	18,478	1,708.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660018257	ABSHIRE, JASON			17	193,478	0	17,599	1,627.00
2024	2024-660018257	ABSHIRE, JASON			17	162,588	0	16,761	1,549.00
2023	2023-660018257	ABSHIRE, JASON			17	145,113	0	15,962	1,462.00
2022	2022-660018257	ABSHIRE, JASON			17	138,605	0	15,247	1,411.00
2021	2021-660018257	ABSHIRE, JASON			17	146,179	0	16,080	1,420.00
2020	2020-660018257	ABSHIRE, JASON			17	143,698	0	15,807	1,447.00
2019	2019-660018257	ABSHIRE, JASON & GABRIELLE			17	142,999	0	15,730	1,457.00
2018	2018-660018257	ABSHIRE, JASON & GABRIELLE			17	149,377	0	16,431	1,518.00
2017	2017-660018257	ABSHIRE, JASON & GABRIELLE			17	148,080	0	16,289	1,496.00
2016	2016-660018257	ABSHIRE, JASON & GABRIELLE			17	144,061	0	15,847	1,487.00
2015	2015-660018257	ABSHIRE, JASON & GABRIELLE			17	143,306	0	15,764	1,422.00
2014	2014-660018257	ABSHIRE, JASON & GABRIELLE			17	144,538	0	15,899	1,474.00
2013	2013-660018257	TIPTON, CHARLES R			17	140,572	0	15,463	1,415.00




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Lot Data	Square-Foot - NBHD 1166 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 0.144 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 6,273.00 x 6.00 = 37,638 Factor Value Adjustments 1.0000 Lot Value 37,638		 <p>\\tsclient\A\TOMMY DUNLAP\New folder (269)\IMG_0009.JPG 9/14/2023</p>

Residential Data	
Type	1 Single Family Residence
Condition	2.5 - Fair
Quality	3 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	40% Veneer, Masonry 60% Frame, Siding, Wood
Base/Total Area	1,310 / 2,202
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,310
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 3.0 /
Basement Area	
Garage Type	400 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1987 / 34

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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	231,499	105.13	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	228,370		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	91.34	Total Misc Impr	+ 12,131				
Roofing Adj	+ 3.05	Garage Cost	+ 13,584				
Subfloor Adj	+ -1.45	Total RCN	= 277,712				
Heat/Cool Adj	+ 12.64	Depreciation (42%)	- 116,639				
Plumbing Adj	+ 8.86	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 161,073				
Adj Base Cost	= 114.44	Lot Value	+ 37,638				
Total Area	x 2,202	Indicated Value	= 198,711				
Adjusted Cost	= 251,997	Value Per SqFt	90.24				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	161,073		
Lot Value	37,638		
Indicated Value	198,711	90.24	Per SqFt
Agland Value			
Site Improvements			
Total Value	198,711	90.24	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	44083		13x6	78	26.68		2,081
PRCH	SLAB PORCH - COVERED	44084		14x12	168	26.40		4,435



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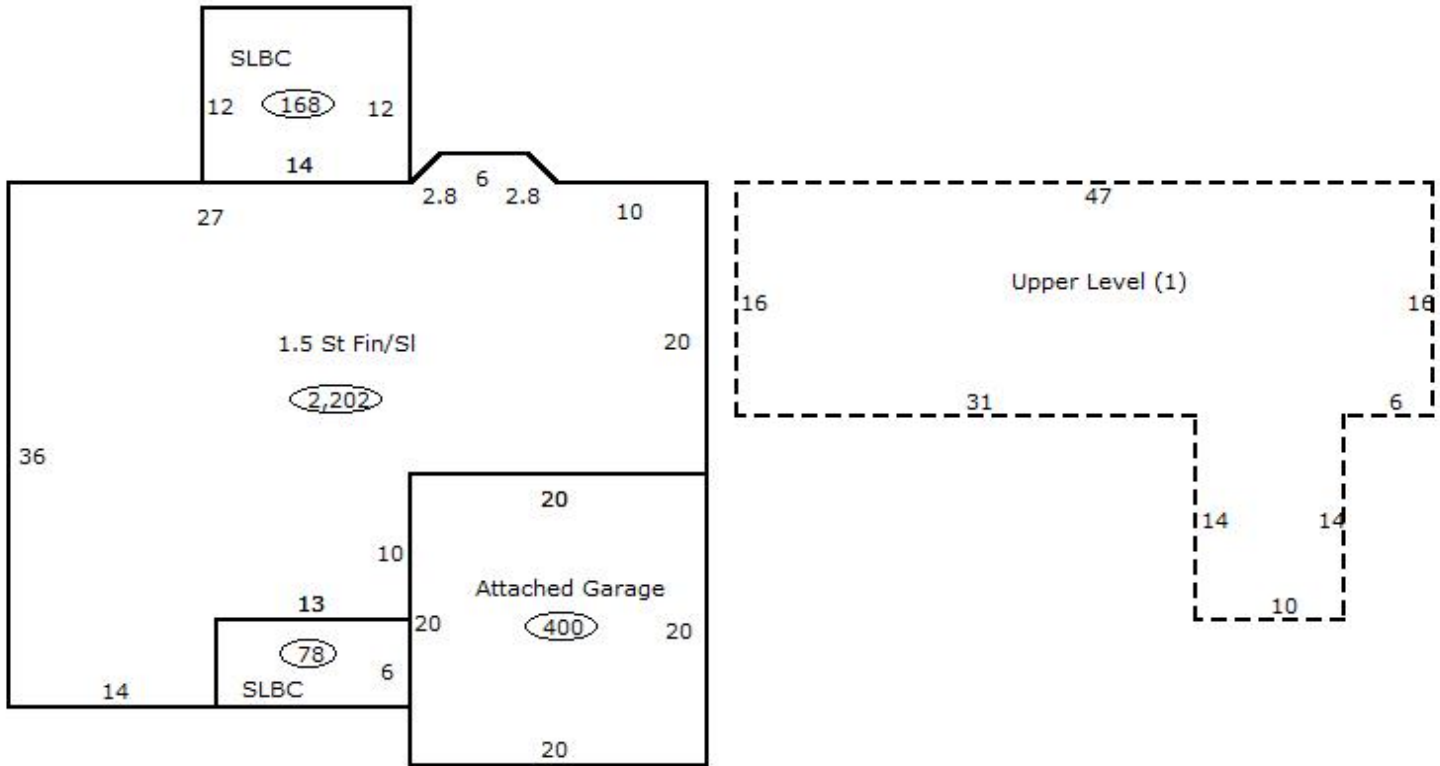
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/Sl	1,310	1.681	2,202
2	G	1		13	Attached Garage	400	1.000	400
3	M	PRCH		13	SLBC	78	1.000	78
4	M	PRCH		13	SLBC	168	1.000	168
5	U	^UL		13	Upper Level (1)	892	1.000	892
Total Building Area						1,310		2,202