




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
 Time 21:10:07
 Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660018302 Parcel ID 000000-00-0-10400-003-0022 Cadastral ID 20-21-16-03680 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 320979 GTS INDUSTRIES LLC 2791 FOREST HILL WAY CLAREMORE OK 74017-0000 Parcel Location Situs 00618 W 19TH ST S Subdivision SOUTH POINTE Lot/Block 0022 / 0003 Parcel Size 1 - Lots Sec/Twn/Rng 20 / 21 / 16 / 5 Neighborhood 1166 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS					 <p>\\tsclient\A\TOMMY DUNLAP\New folder (270)\IMG_0049.JPG 9/15/2023</p>																																																																																																																				
Legal Description					Building Permits																																																																																																																				
Lat/Long: 36.29110591 -95.61750830 LOT 22 BLOCK 3 SOUTH POINTE					<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> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																																																											
Number	Description	Opened	Closed	Amount																																																																																																																					
Exemptions					Sale History																																																																																																																				
<table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td>H</td> <td>Homestead</td> <td>Yes</td> <td>1,000</td> <td>1,000</td> </tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption	H	Homestead	Yes	1,000	1,000	<table border="1"> <thead> <tr> <th>Bk/Pg</th> <th>Grantor</th> <th>Date</th> <th>Price</th> <th>Code</th> </tr> </thead> <tbody> <tr> <td>/</td> <td>VANSANDT, KASANDRA</td> <td>02/09/2026</td> <td>162,500</td> <td>YES</td> </tr> <tr> <td>/</td> <td>R & N PROPERTIES VIII LLC</td> <td>04/12/2019</td> <td>112,000</td> <td>YES</td> </tr> <tr> <td>2581/564</td> <td>SEE ME 4 PROPERTIES LLC</td> <td>09/23/2016</td> <td>57,000</td> <td>19</td> </tr> <tr> <td>2581/562</td> <td>LEWIS, KENNETH EDWARD</td> <td>09/23/2016</td> <td>30,000</td> <td>17</td> </tr> <tr> <td>2371/109</td> <td>HOUSING AUTHORITY OF</td> <td>11/19/2013</td> <td>0</td> <td>1</td> </tr> <tr> <td>961/292</td> <td> </td> <td>05/26/1994</td> <td>323,000</td> <td>No</td> </tr> </tbody> </table>					Bk/Pg	Grantor	Date	Price	Code	/	VANSANDT, KASANDRA	02/09/2026	162,500	YES	/	R & N PROPERTIES VIII LLC	04/12/2019	112,000	YES	2581/564	SEE ME 4 PROPERTIES LLC	09/23/2016	57,000	19	2581/562	LEWIS, KENNETH EDWARD	09/23/2016	30,000	17	2371/109	HOUSING AUTHORITY OF	11/19/2013	0	1	961/292		05/26/1994	323,000	No																																																																			
Code	Type	Active	Maximum	Exemption																																																																																																																					
H	Homestead	Yes	1,000	1,000																																																																																																																					
Bk/Pg	Grantor	Date	Price	Code																																																																																																																					
/	VANSANDT, KASANDRA	02/09/2026	162,500	YES																																																																																																																					
/	R & N PROPERTIES VIII LLC	04/12/2019	112,000	YES																																																																																																																					
2581/564	SEE ME 4 PROPERTIES LLC	09/23/2016	57,000	19																																																																																																																					
2581/562	LEWIS, KENNETH EDWARD	09/23/2016	30,000	17																																																																																																																					
2371/109	HOUSING AUTHORITY OF	11/19/2013	0	1																																																																																																																					
961/292		05/26/1994	323,000	No																																																																																																																					
Parcel Valuation																																																																																																																									
<table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>92.430</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>2027</td> <td>Land Value</td> <td>41,574</td> <td>20,609</td> <td>11%</td> <td>2,267</td> <td>Assessed</td> <td>14,229</td> <td>1,315.19</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements</td> <td>108,747</td> <td>108,747</td> <td> </td> <td>11,962</td> <td>Penalty</td> <td>0</td> <td> </td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home</td> <td>0</td> <td>0</td> <td> </td> <td>0</td> <td>Exemption</td> <td>1,000</td> <td>-92.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value</td> <td>150,321</td> <td>129,356</td> <td> </td> <td>14,229</td> <td>Total Taxable</td> <td>13,229</td> <td>1,223.00</td> </tr> </tbody> </table>		Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax	Remove Cap	2027	Land Value	41,574	20,609	11%	2,267	Assessed	14,229	1,315.19	Year Frozen	0	Improvements	108,747	108,747		11,962	Penalty	0		Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-92.00	TIF Project ID	0	Total Value	150,321	129,356		14,229	Total Taxable	13,229	1,223.00	<table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td>H</td> <td>Homestead</td> <td>Yes</td> <td>1,000</td> <td>1,000</td> </tr> </tbody> </table>								Code	Type	Active	Maximum	Exemption	H	Homestead	Yes	1,000	1,000																																																					
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax																																																																																																																	
Remove Cap	2027	Land Value	41,574	20,609	11%	2,267	Assessed	14,229	1,315.19																																																																																																																
Year Frozen	0	Improvements	108,747	108,747		11,962	Penalty	0																																																																																																																	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-92.00																																																																																																																
TIF Project ID	0	Total Value	150,321	129,356		14,229	Total Taxable	13,229	1,223.00																																																																																																																
Code	Type	Active	Maximum	Exemption																																																																																																																					
H	Homestead	Yes	1,000	1,000																																																																																																																					
Assessment History																																																																																																																									
<table border="1"> <thead> <tr> <th>Tax Year</th> <th>Statement Number</th> <th>Billed Owner</th> <th>Tax Area</th> <th>Total Value</th> <th>Exemptions</th> <th>Taxable Value</th> <th>Billed Tax</th> </tr> </thead> <tbody> <tr><td>2025</td><td>2025-660018302</td><td>VANSANDT, KASANDRA</td><td>17</td><td>149,844</td><td>1000</td><td>12,815</td><td>1,184.00</td></tr> <tr><td>2024</td><td>2024-660018302</td><td>VANSANDT, KASANDRA</td><td>17</td><td>153,262</td><td>1000</td><td>12,413</td><td>1,147.00</td></tr> <tr><td>2023</td><td>2023-660018302</td><td>VANSANDT, KASANDRA</td><td>17</td><td>118,381</td><td>1000</td><td>12,022</td><td>1,101.00</td></tr> <tr><td>2022</td><td>2022-660018302</td><td>VANSANDT, KASANDRA</td><td>17</td><td>119,948</td><td>1000</td><td>11,913</td><td>1,103.00</td></tr> <tr><td>2021</td><td>2021-660018302</td><td>VANSANDT, KASANDRA</td><td>17</td><td>113,976</td><td>1000</td><td>11,537</td><td>1,019.00</td></tr> <tr><td>2020</td><td>2020-660018302</td><td>VANSANDT, KASANDRA</td><td>17</td><td>112,098</td><td>1000</td><td>11,331</td><td>1,038.00</td></tr> <tr><td>2019</td><td>2019-660018302</td><td>VANSANDT, KASANDRA</td><td>17</td><td>88,734</td><td>0</td><td>9,761</td><td>904.00</td></tr> <tr><td>2018</td><td>2018-660018302</td><td>R & N PROPERTIES VIII LLC</td><td>17</td><td>92,784</td><td>0</td><td>10,206</td><td>943.00</td></tr> <tr><td>2017</td><td>2017-660018302</td><td>R & N PROPERTIES VIII LLC</td><td>17</td><td>92,031</td><td>0</td><td>10,123</td><td>930.00</td></tr> <tr><td>2016</td><td>2016-660018302</td><td>R & N PROPERTIES VIII LLC</td><td>17</td><td>107,407</td><td>1000</td><td>10,357</td><td>972.00</td></tr> <tr><td>2015</td><td>2015-660018302</td><td>LEWIS, KENNETH EDWARD</td><td>17</td><td>100,237</td><td>1000</td><td>10,026</td><td>904.00</td></tr> <tr><td>2014</td><td>2014-660018302</td><td>LEWIS, KENNETH EDWARD</td><td>17</td><td>101,034</td><td>0</td><td>11,114</td><td>1,031.00</td></tr> <tr><td>2013</td><td>2013-660018302</td><td>HOUSING AUTHORITY OF</td><td>17</td><td>96,116</td><td>0</td><td> </td><td>.00</td></tr> </tbody> </table>										Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	2025	2025-660018302	VANSANDT, KASANDRA	17	149,844	1000	12,815	1,184.00	2024	2024-660018302	VANSANDT, KASANDRA	17	153,262	1000	12,413	1,147.00	2023	2023-660018302	VANSANDT, KASANDRA	17	118,381	1000	12,022	1,101.00	2022	2022-660018302	VANSANDT, KASANDRA	17	119,948	1000	11,913	1,103.00	2021	2021-660018302	VANSANDT, KASANDRA	17	113,976	1000	11,537	1,019.00	2020	2020-660018302	VANSANDT, KASANDRA	17	112,098	1000	11,331	1,038.00	2019	2019-660018302	VANSANDT, KASANDRA	17	88,734	0	9,761	904.00	2018	2018-660018302	R & N PROPERTIES VIII LLC	17	92,784	0	10,206	943.00	2017	2017-660018302	R & N PROPERTIES VIII LLC	17	92,031	0	10,123	930.00	2016	2016-660018302	R & N PROPERTIES VIII LLC	17	107,407	1000	10,357	972.00	2015	2015-660018302	LEWIS, KENNETH EDWARD	17	100,237	1000	10,026	904.00	2014	2014-660018302	LEWIS, KENNETH EDWARD	17	101,034	0	11,114	1,031.00	2013	2013-660018302	HOUSING AUTHORITY OF	17	96,116	0		.00
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																																																																																																		
2025	2025-660018302	VANSANDT, KASANDRA	17	149,844	1000	12,815	1,184.00																																																																																																																		
2024	2024-660018302	VANSANDT, KASANDRA	17	153,262	1000	12,413	1,147.00																																																																																																																		
2023	2023-660018302	VANSANDT, KASANDRA	17	118,381	1000	12,022	1,101.00																																																																																																																		
2022	2022-660018302	VANSANDT, KASANDRA	17	119,948	1000	11,913	1,103.00																																																																																																																		
2021	2021-660018302	VANSANDT, KASANDRA	17	113,976	1000	11,537	1,019.00																																																																																																																		
2020	2020-660018302	VANSANDT, KASANDRA	17	112,098	1000	11,331	1,038.00																																																																																																																		
2019	2019-660018302	VANSANDT, KASANDRA	17	88,734	0	9,761	904.00																																																																																																																		
2018	2018-660018302	R & N PROPERTIES VIII LLC	17	92,784	0	10,206	943.00																																																																																																																		
2017	2017-660018302	R & N PROPERTIES VIII LLC	17	92,031	0	10,123	930.00																																																																																																																		
2016	2016-660018302	R & N PROPERTIES VIII LLC	17	107,407	1000	10,357	972.00																																																																																																																		
2015	2015-660018302	LEWIS, KENNETH EDWARD	17	100,237	1000	10,026	904.00																																																																																																																		
2014	2014-660018302	LEWIS, KENNETH EDWARD	17	101,034	0	11,114	1,031.00																																																																																																																		
2013	2013-660018302	HOUSING AUTHORITY OF	17	96,116	0		.00																																																																																																																		



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 21:10:07
Page 2

Lot Data		Square-Foot - NBHD 1166 #1		Primary Image				
Lot Size								
Lot Count								
Units Buildable	1							
Non-Ag Acres	0.1591							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY	0	0					
Method	Square-Foot							
Base Lot Value	6,929.00 x 6.00 = 41,574							
Factor Value								
Adjustments	1.0000							
Lot Value	41,574							
Residential Data								
Type	1 Single Family Residence							
Condition	2.5 - Fair							
Quality	2 - Fair							
Architecture								
Style	100% One Story							
Exterior Wall	100% Veneer, Masonry							
Base/Total Area	1,333 / 1,333							
Style	100% One Story							
HVAC	100% Warmed & Cooled Air							
Roof Cover	1 Composition Shingle							
Area on Slab	1,333							
Fixture/RghIn	11 /							
Bed/F/H Bath	3 / 2.0 /							
Basement Area								
Garage Type	300 Attached Garage - Unfinished							
Remodel								
Year/Eff Age	1997 / 26							
Cost Approach								
Manual : 01/2025								
Base Cost	99.79	Total Misc Impr	+	2,453				
Roofing Adj	+ 4.08	Garage Cost	+	8,106				
Subfloor Adj	+ 0.00	Total RCN	=	175,398				
Heat/Cool Adj	+ 10.30	Depreciation (38%)	-	66,651				
Plumbing Adj	+ 9.49	Lump Sums	+	0				
Basement Adj	+ 0.00	RCNLD	=	108,747				
Adj Base Cost	= 123.66	Lot Value	+	41,574				
Total Area	x 1,333	Indicated Value	=	150,321				
Adjusted Cost	= 164,839	Value Per SqFt		112.77				
GRM Approach								
GRM Code								
Gross Rent	0.00							
Indicated Value								
Multiple Regression								
MRA Code	1 Test							
Adusted R	0.8445							
Indicated Value	136,954	102.74	Per SqFt					
Direct Comparables								
Selection Model	A Adam Test							
Adjustment Model	1 2022 Residential							
Comparables	5							
Indicated Value	129,880	Per SqFt						
Value Reconciliation								
Selected Approach	Cost Approach							
Improvements	108,747							
Lot Value	41,574							
Indicated Value	150,321	112.77	Per SqFt					
Agland Value								
Site Improvements								
Total Value	150,321	112.77	Total Value Per SqFt					
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	44273	6x6		36	21.18		762
PATO	SLAB PORCH - OPEN	44274	16x11		176	9.61		1,691



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

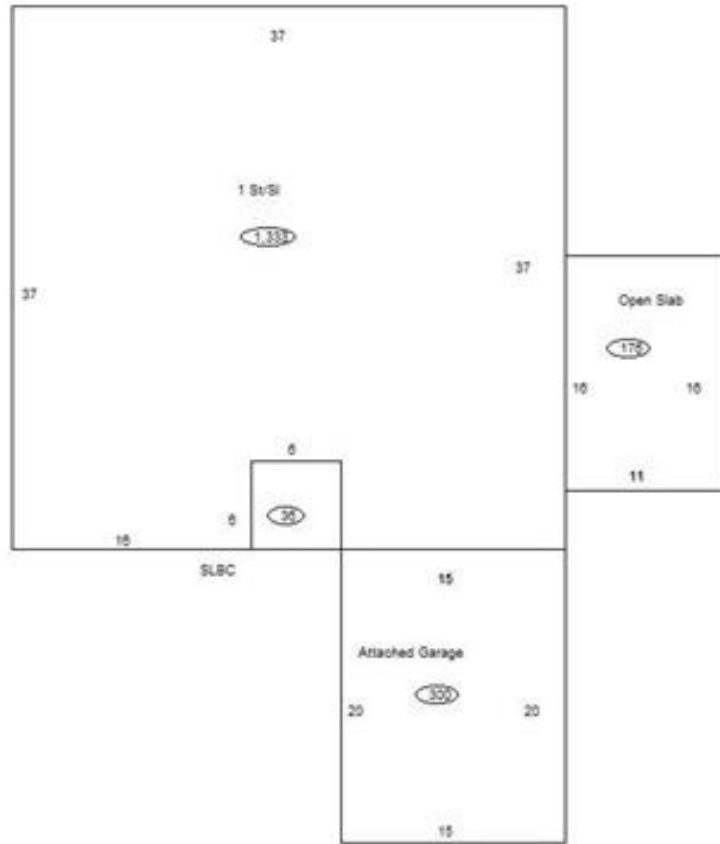
Date 04/16/2026

Time 21:10:07

Page 3

Sketch Image

660018302



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,333	1.000	1,333
2	G	1		10	Attached Garage	300	1.000	300
3	M	PRCH		10	SLBC	36	1.000	36
4	M	PATO		10	Open Slab	176	1.000	176
Total Building Area						1,333		1,333