



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 23:32:41
Page 1

Assessment Data					Primary Image				
Account	660018305								
Parcel ID	000000-00-0-10400-003-0025								
Cadastral ID	20-21-16-03710								
Property Type	REAL - Real Property								
Property Class	URP	VI Area	1						
Tax Area	17 - CLAREMORE OT								
Name ID	317344								
GAMMON, JUSTIN & LESLIE MCCOLLUM									
1802 S MISSOURI AVE CLAREMORE OK 74019-0000									
Parcel Location									
Situs	01802 S MISSOURI AVE								
Subdivision	SOUTH POINTE								
Lot/Block	0025 / 0003	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: 36.29120573 -95.61852365									
Building Permits									
LOT 25 BLOCK 3 SOUTH POINTE									
Exemptions									
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
H	Homestead	No	1,000		2521/388	DAVIS, DUSTIN A &	01/04/2016	130,500	YES
					2123/926	HARPER, MINOR M & EDNA R	08/27/2010	115,000	YES
					784/495			60,000	No
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax	
Remove Cap	2017	Land Value	46,084	33,810	11%	3,719	Assessed	16,652	1,539.14
Year Frozen	0	Improvements	117,573	117,573		12,933	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	163,657	151,383		16,652	Total Taxable	16,652	1,539.00
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660018305	GAMMON, JUSTIN &	17	163,516	0	15,859	1,466.00		
2024	2024-660018305	GAMMON, JUSTIN &	17	172,148	0	15,104	1,396.00		
2023	2023-660018305	GAMMON, JUSTIN &	17	129,204	0	14,212	1,302.00		
2022	2022-660018305	GAMMON, JUSTIN &	17	129,253	0	14,218	1,316.00		
2021	2021-660018305	GAMMON, JUSTIN &	17	129,242	0	14,217	1,255.00		
2020	2020-660018305	GAMMON, JUSTIN &	17	128,470	0	14,132	1,294.00		
2019	2019-660018305	GAMMON, JUSTIN &	17	126,493	0	13,914	1,289.00		
2018	2018-660018305	GAMMON, JUSTIN &	17	131,736	0	14,491	1,339.00		
2017	2017-660018305	GAMMON, JUSTIN &	17	130,637	0	14,370	1,320.00		
2016	2016-660018305	GAMMON, JUSTIN &	17	123,227	1000	12,555	1,178.00		
2015	2015-660018305	DAVIS, DUSTIN A &	17	124,075	1000	12,339	1,113.00		
2014	2014-660018305	DAVIS, DUSTIN A &	17	126,379	1000	11,950	1,108.00		
2013	2013-660018305	DAVIS, DUSTIN A &	17	117,668	1000	11,573	1,059.00		



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 23:32:41
Page 2

Lot Data	Square-Foot - NBHD 1166 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	0.1984	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	8,642.00 x 5.33 = 46,084	
Factor Value		
Adjustments	1.0000	
Lot Value	46,084	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	10% Veneer, Masonry 90% Frame, Siding, Wood
Base/Total Area	927 / 1,555
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	927
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	504 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1988 / 29



\\tsclient\A\TOMMY DUNLAP\New folder (270)\IMG_0001.JPG 9/15/2023

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	176,702	113.63	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	192,410		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	84.84	Total Misc Impr	+	9,150			
Roofing Adj	+ 2.92	Garage Cost	+	13,810			
Subfloor Adj	+ -0.76	Total RCN	=	190,154			
Heat/Cool Adj	+ 11.47	Depreciation (39%)	-	74,160			
Plumbing Adj	+ 9.05	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	115,994			
Adj Base Cost	= 107.52	Lot Value	+	46,084			
Total Area	x 1,555	Indicated Value	=	162,078			
Adjusted Cost	= 167,194	Value Per SqFt		104.23			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	115,994		
Lot Value	46,084		
Indicated Value	162,078	104.23	Per SqFt
Agland Value			
Site Improvements	1,579		
Total Value	163,657	105.25	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	5,095.98		5,096
PRCH	SLAB PORCH - COVERED	44284	18x6		108	23.92		2,583
PATO	SLAB PORCH - OPEN	44285	14x10		140	10.51		1,471



Rogers

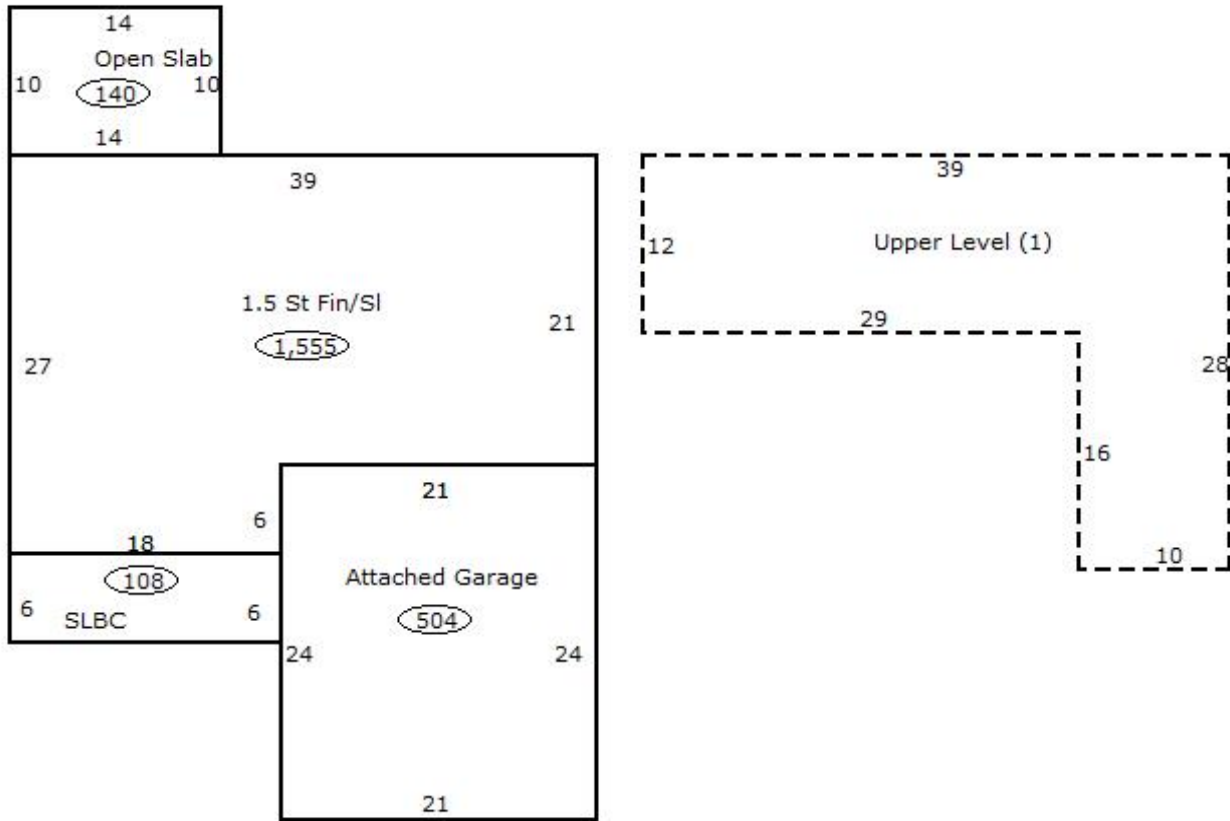
Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
 Time 23:32:41
 Page 3

Sketch Image

660018305



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	927	1.677	1,555
2	G	1		13	Attached Garage	504	1.000	504
3	M	PRCH		13	SLBC	108	1.000	108
4	M	PATO		13	Open Slab	140	1.000	140
5	U	^UL		13	Upper Level (1)	628	1.000	628
Total Building Area						927		1,555



Rogers

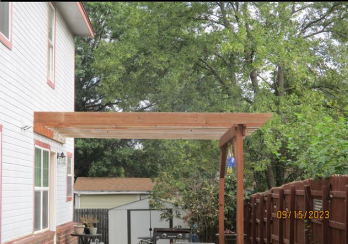
Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 23:32:41
Page 4

660018305

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PERG	Pergola	10x14x0			140
	Qual	2	Cond 2	Year	2023	Eff Age 3
			0			
Valuation Summary		Modifier Total	RCN	Depr (6% Phys/ % Func)		RCNLD
Base Cost (12.00 x 140)		1,680		1,680	101	1,579