



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 660018308 Parcel ID 000000-00-0-10400-004-0003 Cadastral ID 20-21-16-03740 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 334881 GARCIA, ADRIANA & GARRETT R NOBILE 2933 CREEKSIDE DR CATOOSA OK 74015-0000 Parcel Location Situs 00623 W 19TH ST S Subdivision SOUTH POINTE Lot/Block 0003 / 0004 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_0011.JPG 9/15/2023</p>														
Legal Description Lat/Long: 36.29076353 -95.61817838																			
LOT 3 BLOCK 4 SOUTH POINTE					Building Permits <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> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount															
Exemptions					Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
H	Homestead	No	1,000		/	CARMINATI, DANIELLE	06/25/2021	165,000	YES										
					2466/526	CARMINATI, DANIELLE	04/10/2015	0	4										
					2465/692	DYLAN LLC	04/03/2015	115,000	YES										
					2401/381	HOOD, CHRISTINA KAREN	05/14/2014	26,000	15										
					2397/844	HOUSING AUTHORITY OF	04/15/2014	0	1										
					961/292		05/26/1994	323,000	No										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax										
Remove Cap	2022	Land Value	40,878	40,878	11%	4,497	Assessed	16,832	1,555.78										
Year Frozen	0	Improvements	112,139	112,139		12,335	Penalty	0											
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00										
TIF Project ID	0	Total Value	153,017	153,017		16,832	Total Taxable	16,832	1,556.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660018308	GARCIA, ADRIANA &			17	152,790	0	16,807	1,553.00										
2024	2024-660018308	GARCIA, ADRIANA &			17	155,805	0	17,139	1,584.00										
2023	2023-660018308	GARCIA, ADRIANA &			17	165,000	0	18,150	1,663.00										
2022	2022-660018308	GARCIA, ADRIANA &			17	165,000	0	18,150	1,680.00										
2021	2021-660018308	GARCIA, ADRIANA &			17	119,754	1000	12,173	1,075.00										
2020	2020-660018308	CARMINATI, DANIELLE &			17	117,807	1000	11,959	1,095.00										
2019	2019-660018308	CARMINATI, DANIELLE &			17	117,312	1000	11,904	1,103.00										
2018	2018-660018308	CARMINATI, DANIELLE &			17	119,519	1000	12,147	1,122.00										
2017	2017-660018308	CARMINATI, DANIELLE &			17	118,510	1000	12,036	1,105.00										
2016	2016-660018308	CARMINATI, DANIELLE &			17	115,448	1000	11,699	1,098.00										
2015	2015-660018308	CARMINATI, DANIELLE &			17	102,335	0	11,257	1,015.00										
2014	2014-660018308	DYLAN LLC			17	103,153	0		.00										
2013	2013-660018308	HOUSING AUTHORITY OF			17	98,424	0		.00										



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Lot Data		Square-Foot - NBHD 1166 #1		Primary Image				
Lot Size								
Lot Count								
Units Buildable	1							
Non-Ag Acres	0.1564							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY	0						
		0						
Method	Square-Foot							
Base Lot Value	6,813.00 x 6.00 = 40,878			\\tsclient\A\TOMMY DUNLAP\New folder (270)\IMG_0011.JPG 9/15/2023				
Factor Value				GRM Approach				
Adjustments	1.0000			GRM Code				
Lot Value	40,878			Gross Rent 0.00				
Residential Data				Indicated Value				
Type	1 Single Family Residence			Multiple Regression				
Condition	2 - Fair			MRA Code 1 Test				
Quality	2.5 - Fair			Adusted R 0.8445				
Architecture				Indicated Value 153,309 115.01 Per SqFt				
Style	100% One Story			Direct Comparables				
Exterior Wall	100% Veneer, Masonry			Selection Model A Adam Test				
Base/Total Area	1,333 / 1,333			Adjustment Model 1 2022 Residential				
Style	100% One Story			Comparables 8				
HVAC	100% Warmed & Cooled Air			Indicated Value 145,540 Per SqFt				
Roof Cover	1 Composition Shingle			Value Reconciliation				
Area on Slab	1,333			Selected Approach Cost Approach				
Fixture/RghIn	11 /			Improvements 112,139				
Bed/F/H Bath	3 / 2.0 /			Lot Value 40,878				
Basement Area				Indicated Value 153,017 114.79 Per SqFt				
Garage Type	300 Attached Garage - Unfinished			Agland Value				
Remodel				Site Improvements				
Year/Eff Age	1997 / 29			Total Value 153,017 114.79 Total Value Per SqFt				
Cost Approach		Manual : 01/2025						
Base Cost	107.49	Total Misc Impr	+ 6,637					
Roofing Adj	+ 4.54	Garage Cost	+ 9,564					
Subfloor Adj	+ -1.17	Total RCN	= 193,343					
Heat/Cool Adj	+ 11.47	Depreciation (42%)	- 81,204					
Plumbing Adj	+ 10.56	Lump Sums	+ 0					
Basement Adj	+ 0.00	RCNLD	= 112,139					
Adj Base Cost	= 132.89	Lot Value	+ 40,878					
Total Area	x 1,333	Indicated Value	= 153,017					
Adjusted Cost	= 177,142	Value Per SqFt	114.79					
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	44297	6x6		36	24.16		870
PATO	SLAB PORCH - OPEN	44298	16x4		64	10.86		695
PATO	SLAB PORCH - OPEN	44299	12x12		144	10.47		1,508
PRCH	SLAB PORCH - COVERED	44300	15x10		150	23.76		3,564



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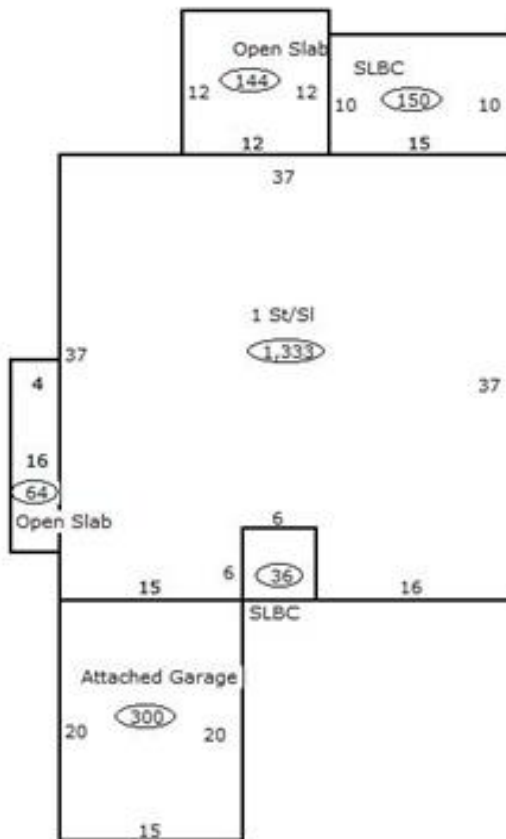
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Sketch Image

660018308



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,333	1.000	1,333
2	G	1		13	Attached Garage	300	1.000	300
3	M	PRCH		13	SLBC	36	1.000	36
4	M	PATO		13	Open Slab	64	1.000	64
5	M	PATO		13	Open Slab	144	1.000	144
6	M	PRCH		13	SLBC	150	1.000	150
Total Building Area						1,333		1,333