



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 660018309 Parcel ID 000000-00-0-10400-004-0004 Cadastral ID 20-21-16-03750 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 325295 DIPBOYE, DIANA REVOCABLE TRUST AARON DIPBOYE-TRUSTEE 621 W 19TH ST S CLAREMORE OK 74019-0000																																																						
Parcel Location Situs 00621 W 19TH ST S Subdivision SOUTH POINTE Lot/Block 0004 / 0004 Parcel Size 1 - Lots Sec/Twn/Rng 20 / 21 / 16 / 5 Neighborhood 1166 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS																																																						
Legal Description Lot/Long: 36.29074885 -95.61792404					Building Permits																																																	
LOT 4 BLOCK 4 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> </tbody> </table>					Number	Description	Opened	Closed	Amount																																								
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Exemptions					Sale History																																																	
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code																																													
					/	DIPBOYE, AARON S &	09/14/2017	0	4																																													
					2084/870	HOUSING AUTHORITY OF	02/03/2010	0	1																																													
					2084/871	SPADE, CYNTHIA KATHLEEN	01/27/2010	81,000	YES																																													
					961/292		05/26/1994	323,000	No																																													
					909/713	FIRST FEDERAL SAVINGS	03/25/1993	367,500	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>2011</td> <td>Land Value 40,890</td> <td>21,159</td> <td>11%</td> <td>2,327</td> <td>Assessed</td> <td>15,284</td> <td>1,412.70</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements 133,672</td> <td>117,792</td> <td></td> <td>12,957</td> <td>Penalty</td> <td>0</td> <td></td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home 0</td> <td>0</td> <td></td> <td>0</td> <td>Exemption</td> <td>0</td> <td>0.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 174,562</td> <td>138,951</td> <td></td> <td>15,284</td> <td>Total Taxable</td> <td>15,284</td> <td>1,413.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax	Remove Cap	2011	Land Value 40,890	21,159	11%	2,327	Assessed	15,284	1,412.70	Year Frozen	0	Improvements 133,672	117,792		12,957	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00	TIF Project ID	0	Total Value 174,562	138,951		15,284	Total Taxable	15,284	1,413.00
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Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-660018309	DIPBOYE, DIANA	17	174,994	0	14,557	1,346.00																																															
2024	2024-660018309	DIPBOYE, DIANA	17	157,105	0	13,864	1,281.00																																															
2023	2023-660018309	DIPBOYE, DIANA	17	120,033	0	13,204	1,209.00																																															
2022	2022-660018309	DIPBOYE, DIANA	17	118,547	0	13,040	1,207.00																																															
2021	2021-660018309	DIPBOYE, DIANA	17	113,152	0	12,447	1,099.00																																															
2020	2020-660018309	DIPBOYE, DIANA	17	111,330	0	12,246	1,121.00																																															
2019	2019-660018309	DIPBOYE, DIANA	17	110,800	0	12,188	1,129.00																																															
2018	2018-660018309	DIPBOYE, DIANA	17	114,106	0	12,552	1,160.00																																															
2017	2017-660018309	DIPBOYE, AARON S &	17	113,149	0	12,089	1,110.00																																															
2016	2016-660018309	DIPBOYE, AARON S &	17	110,241	0	11,514	1,081.00																																															
2015	2015-660018309	DIPBOYE, AARON S &	17	99,686	0	10,965	989.00																																															
2014	2014-660018309	DIPBOYE, AARON S &	17	100,478	0	11,042	1,024.00																																															
2013	2013-660018309	DIPBOYE, AARON S &	17	95,604	0	10,516	962.00																																															



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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 6,815.00 x 6.00 = 40,890 Factor Value Adjustments 1.0000 Lot Value 40,890		<p>\\tsclient\A\TOMMY DUNLAP\New folder (270)\IMG_0014.JPG 9/15/2023</p>

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - 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 / 22

Cost Approach		Manual : 01/2025	
Base Cost	107.49	Total Misc Impr	+ 1,565
Roofing Adj	+ 4.54	Garage Cost	+ 9,564
Subfloor Adj	+ -1.17	Total RCN	= 188,271
Heat/Cool Adj	+ 11.47	Depreciation (29%)	- 54,599
Plumbing Adj	+ 10.56	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 133,672
Adj Base Cost	= 132.89	Lot Value	+ 40,890
Total Area	x 1,333	Indicated Value	= 174,562
Adjusted Cost	= 177,142	Value Per SqFt	130.95

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	153,309	115.01	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	145,540		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	133,672		
Lot Value	40,890		
Indicated Value	174,562	130.95	Per SqFt
Agland Value			
Site Improvements			
Total Value	174,562	130.95	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	44303	6x6		36	24.16		870
PATO	SLAB PORCH - OPEN	44304	16x4		64	10.86		695



Rogers

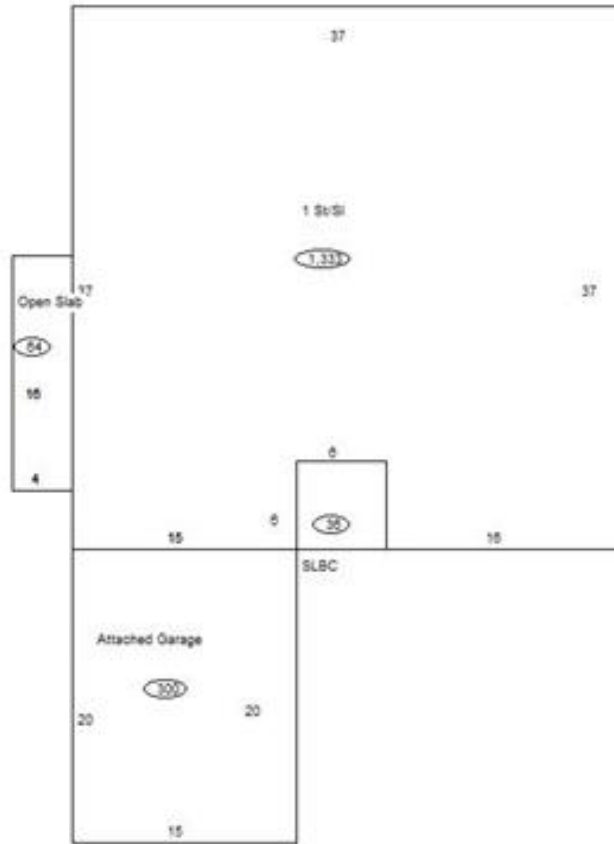
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/Sl	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	64	1.000	64
Total Building Area						1,333		1,333



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	0x0x0			
	Qual	2	Cond	Year	Eff Age	
Valuation Summary			Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
		Base Cost (4.68 x)				