



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 07:03:25  
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Assessment Data					Primary Image																													
<b>Account</b> 660018328 <b>Parcel ID</b> 000000-00-0-10400-004-0023 <b>Cadastral ID</b> 20-21-16-03940 <b>Property Type</b> REAL - Real Property <b>Property Class</b> URP VI Area 1 <b>Tax Area</b> 17 - CLAREMORE OT <b>Name ID</b> 322807 KAPCHINSKY, JOHN W  616 W 20TH ST CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 00616 W 20TH ST S <b>Subdivision</b> SOUTH POINTE <b>Lot/Block</b> 0023 / 0004 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 20 / 21 / 16 / 5 <b>Neighborhood</b> 1166 - R-V01-SW CLAREMORE <b>School District</b> S001 - CLAREMORE SCHOOLS					<p>\\tsclient\A\TOMMY DUNLAP\New folder (271)\IMG_0025.JPG 9/18/2023</p>																													
<b>Legal Description</b> Lat/Long: 36.29040655 -95.61737962																																		
LOT 23 BLOCK 4 SOUTH POINTE					<b>Building Permits</b> <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																														
<b>Exemptions</b>					<b>Sale History</b>																													
<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>	<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>																									
H	Homestead	No	1,000		2667/185	WALKER, JEFFERY A &	10/13/2017	122,000	YES																									
					2172/435	SHULTZ, RANDALL JR	05/13/2011	112,000	YES																									
					1696/711	MALLET, BRAD	07/22/2005	90,000	YES																									
					1104/549	BAILEY, MICHAEL L &	03/18/1998	66,000	Yes																									
					1053/739	MELLOR, BARBARA J	01/30/1997	67,500	Yes																									
					979/657	WILLINGHAM, ROBERT PAUL &	01/20/1995	58,000	Yes																									
<b>Parcel Valuation</b>																																		
<b>Source</b>	<b>REAL</b>		<b>Fair Cash</b>	<b>Capped</b>	<b>Asmnt Level</b>	<b>Assessed</b>	<b>Levy Rate</b>	92.430	<b>Current Tax</b>																									
Remove Cap	2018		Land Value 40,428	29,037	11%	3,194	Assessed	16,932	1,565.02																									
Year Frozen	0		Improvements 131,418	124,887		13,738	Penalty	0																										
Uncapped Value	0		Mobile Home 0	0		0	Exemption	0	0.00																									
TIF Project ID	0		Total Value 171,846	153,924		16,932	Total Taxable	16,932	1,565.00																									
<b>Assessment History</b>																																		
<b>Tax Year</b>	<b>Statement Number</b>	<b>Billed Owner</b>			<b>Tax Area</b>	<b>Total Value</b>	<b>Exemptions</b>	<b>Taxable Value</b>	<b>Billed Tax</b>																									
2025	2025-660018328	KAPCHINSKY, JOHN W			17	173,087	0	16,126	1,491.00																									
2024	2024-660018328	KAPCHINSKY, JOHN W			17	153,706	0	15,358	1,419.00																									
2023	2023-660018328	KAPCHINSKY, JOHN W			17	136,651	0	14,626	1,340.00																									
2022	2022-660018328	KAPCHINSKY, JOHN W			17	136,668	0	13,930	1,290.00																									
2021	2021-660018328	KAPCHINSKY, JOHN W			17	120,606	0	13,267	1,171.00																									
2020	2020-660018328	KAPCHINSKY, JOHN W			17	121,190	0	13,331	1,221.00																									
2019	2019-660018328	KAPCHINSKY, JOHN W			17	119,348	0	13,128	1,216.00																									
2018	2018-660018328	KAPCHINSKY, JOHN W			17	122,809	0	13,509	1,248.00																									
2017	2017-660018328	WALKER, JEFFERY A &			17	121,819	1000	12,400	1,139.00																									
2016	2016-660018328	WALKER, JEFFERY A &			17	118,749	1000	12,062	1,132.00																									
2015	2015-660018328	WALKER, JEFFERY A &			17	125,587	1000	12,359	1,115.00																									
2014	2014-660018328	WALKER, JEFFERY A &			17	126,624	1000	11,970	1,110.00																									
2013	2013-660018328	WALKER, JEFFERY A &			17	119,383	1000	11,592	1,061.00																									



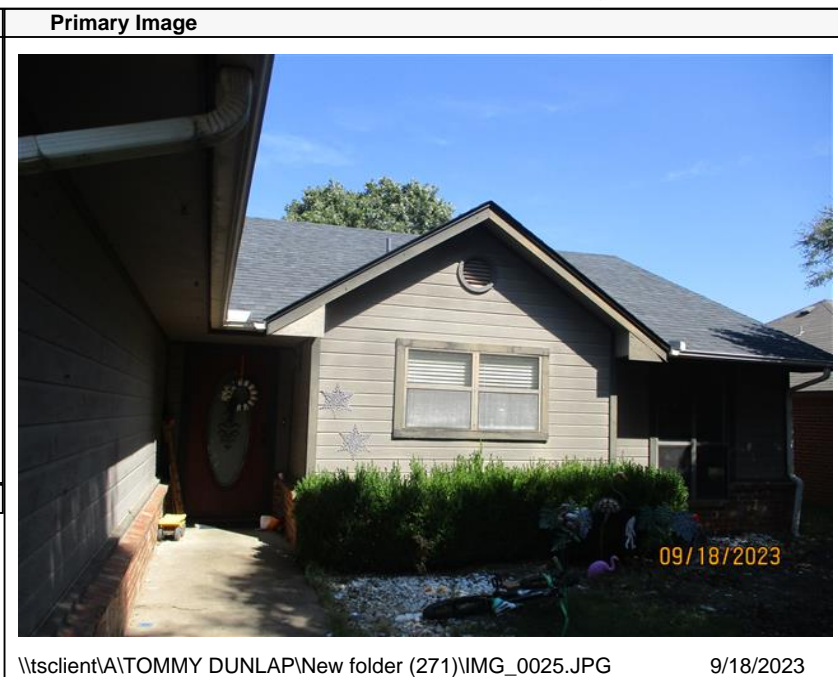
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Lot Data		Square-Foot - NBHD 1166 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	0.1547		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	6,738.00 x 6.00 = 40,428		
Factor Value			
Adjustments	1.0000		
Lot Value	40,428		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	25% Veneer, Masonry 75% Frame, Siding, Wood
Base/Total Area	1,350 / 1,350
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,350
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	400 Attached Garage - Unfinished
Remodel	RMA -
Year/Eff Age	1990 / 22

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	155,370	115.09	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	154,800		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	102.69	Total Misc Impr	+	11,633			
Roofing Adj	+ 4.63	Garage Cost	+	11,700			
Subfloor Adj	+ -1.21	Total RCN	=	196,147			
Heat/Cool Adj	+ 11.47	Depreciation ( 33%)	-	64,729			
Plumbing Adj	+ 10.43	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	131,418			
Adj Base Cost	= 128.01	Lot Value	+	40,428			
Total Area	x 1,350	Indicated Value	=	171,846			
Adjusted Cost	= 172,814	Value Per SqFt		127.29			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	131,418		
Lot Value	40,428		
Indicated Value	171,846	127.29	Per SqFt
Agland Value			
Site Improvements			
Total Value	171,846	127.29	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	44384	5x4		20	24.21		484
SUN	Sunroom	44385	18x16		288	20.00		5,760
PATO	SLAB PORCH - OPEN	44386	9x3		27	10.86		293

