



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																	
<b>Account</b> 660018366 <b>Parcel ID</b> 000000-00-0-10400-006-0023 <b>Cadastral ID</b> 20-21-16-04410 <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> 318478 BUZZARD, JOHNATHON TAYLOR & KATELYN LOUISE  2000 S CHEROKEE AVE CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 02000 S CHEROKEE AVE <b>Subdivision</b> SOUTH POINTE <b>Lot/Block</b> 0023 / 0006 Parcel Size 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>09/18/2023</p> <p>\\tsclient\A\TOMMY DUNLAP\New folder (271)\IMG_0065.JPG 9/19/2023</p>																																																	
<b>Legal Description</b> Lot/Long: 36.29007193 -95.61626507																																																						
LOT 23 BLOCK 6 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> </tbody> </table>					Number	Description	Opened	Closed	Amount																																								
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<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>																																													
					2553/102	LINGENFELTER, JOHN A	05/26/2016	112,000	YES																																													
					923/442	WOODCRAFT CONSTRUCTION	07/30/1993	67,500	No																																													
					905/807	FIRST FEDERAL SAVINGS	02/05/1993	8,500	Yes																																													
<b>Parcel Valuation</b>					<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>2017</td> <td>Land Value 42,546</td> <td>20,447</td> <td>11%</td> <td>2,249</td> <td>Assessed</td> <td>15,099</td> <td>1,395.60</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements 129,505</td> <td>116,821</td> <td> </td> <td>12,850</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 172,051</td> <td>137,268</td> <td> </td> <td>15,099</td> <td>Total Taxable</td> <td>15,099</td> <td>1,396.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax	Remove Cap	2017	Land Value 42,546	20,447	11%	2,249	Assessed	15,099	1,395.60	Year Frozen	0	Improvements 129,505	116,821		12,850	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00	TIF Project ID	0	Total Value 172,051	137,268		15,099	Total Taxable	15,099	1,396.00
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<b>Assessment History</b>																																																						
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-660018366	BUZZARD, JOHNATHON TAYLOR &	17	169,228	0	14,380	1,329.00																																															
2024	2024-660018366	BUZZARD, JOHNATHON TAYLOR &	17	164,634	0	13,696	1,266.00																																															
2023	2023-660018366	BUZZARD, JOHNATHON TAYLOR &	17	118,579	0	13,044	1,195.00																																															
2022	2022-660018366	BUZZARD, JOHNATHON TAYLOR &	17	118,576	0	12,984	1,202.00																																															
2021	2021-660018366	BUZZARD, JOHNATHON TAYLOR &	17	112,417	0	12,366	1,092.00																																															
2020	2020-660018366	BUZZARD, JOHNATHON TAYLOR &	17	111,776	0	12,295	1,126.00																																															
2019	2019-660018366	BUZZARD, JOHNATHON TAYLOR &	17	109,993	0	12,099	1,121.00																																															
2018	2018-660018366	BUZZARD, JOHNATHON TAYLOR &	17	114,616	0	12,608	1,165.00																																															
2017	2017-660018366	BUZZARD, JOHNATHON TAYLOR &	17	113,631	0	12,499	1,148.00																																															
2016	2016-660018366	BUZZARD, JOHNATHON TAYLOR &	17	107,252	0	11,798	1,107.00																																															
2015	2015-660018366	LINGENFELTER, JOHN A	17	105,967	0	11,656	1,051.00																																															
2014	2014-660018366	LINGENFELTER, JOHN A	17	107,953	0	11,394	1,057.00																																															
2013	2013-660018366	LINGENFELTER, JOHN A	17	102,110	0	10,851	993.00																																															




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Lot Data	Square-Foot - NBHD 1166 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> 1 <b>Non-Ag Acres</b> 0.1628 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> LAND QUALITY 0 0 <b>Method</b> Square-Foot <b>Base Lot Value</b> 7,091.00 x 6.00 = 42,546 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 42,546		 <p>\\tsclient\A\TOMMY DUNLAP\New folder (271)\IMG_0065.JPG 9/19/2023</p>

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	2.5 - Fair
<b>Architecture</b>	
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	10% Veneer, Masonry 90% Frame, Siding, Vinyl
<b>Base/Total Area</b>	1,304 / 1,304
<b>Style</b>	100% One Story
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	1,304
<b>Fixture/RghIn</b>	11 /
<b>Bed/F/H Bath</b>	3 / 2.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	525 Attached Garage - Unfinished
<b>Remodel</b>	
<b>Year/Eff Age</b>	1994 / 24

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GRM Approach	
<b>GRM Code</b>	
<b>Gross Rent</b>	0.00
<b>Indicated Value</b>	

Multiple Regression			
<b>MRA Code</b>	1	Test	
<b>Adusted R</b>	0.8445		
<b>Indicated Value</b>	168,139	128.94	Per SqFt

Direct Comparables			
<b>Selection Model</b>	A	Adam Test	
<b>Adjustment Model</b>	1	2022 Residential	
<b>Comparables</b>	8		
<b>Indicated Value</b>	162,680		Per SqFt

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	101.18	<b>Total Misc Impr</b>	+	10,725			
<b>Roofing Adj</b>	+ 4.66	<b>Garage Cost</b>	+	14,259			
<b>Subfloor Adj</b>	+ -1.21	<b>Total RCN</b>	=	190,449			
<b>Heat/Cool Adj</b>	+ 11.47	<b>Depreciation ( 32%)</b>	-	60,944			
<b>Plumbing Adj</b>	+ 10.79	<b>Lump Sums</b>	+	0			
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	=	129,505			
<b>Adj Base Cost</b>	= 126.89	<b>Lot Value</b>	+	42,546			
<b>Total Area</b>	x 1,304	<b>Indicated Value</b>	=	172,051			
<b>Adjusted Cost</b>	= 165,465	<b>Value Per SqFt</b>		131.94			

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	129,505		
<b>Lot Value</b>	42,546		
<b>Indicated Value</b>	172,051	131.94	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>			
<b>Total Value</b>	172,051	131.94	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	44538		146	146	23.77		3,470
PRCH	SLAB PORCH - COVERED	44539		90	90	23.99		2,159



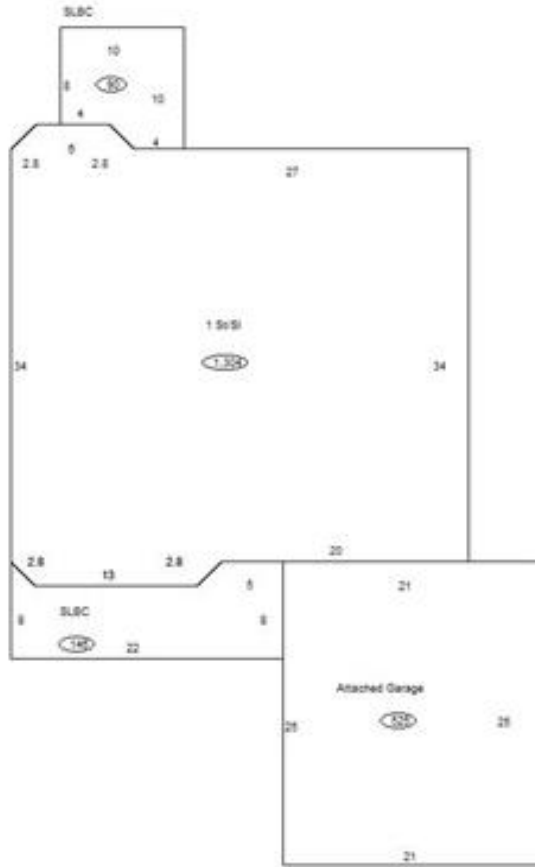
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Sketch Image

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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/SI	1,304	1.000	1,304
2	G	1		10	Attached Garage	525	1.000	525
3	M	PRCH		10	SLBC	146	1.000	146
4	M	PRCH		10	SLBC	90	1.000	90
<b>Total Building Area</b>						1,304		1,304