



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 660018371 Parcel ID 000000-00-0-10400-006-0028 Cadastral ID 20-21-16-04460 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 349595 DEAN, WALTER L & EDIE L 13723 E 100TH ST N OWASSO OK 74055-4503 Parcel Location Situs 02009 S MUSKOGEE PL Subdivision SOUTH POINTE Lot/Block 0028 / 0006 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 (272)\IMG_0051.JPG 9/19/2023</p>																													
Legal Description Lat/Long: 36.28934461 -95.61568238																																		
LOT 28 BLOCK 6 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> <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																														
Exemptions					Sale History																													
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code																									
H	Homestead	No	1,000		/	MCGOWAN, KATLYN ROSE	03/05/2026	190,000	YES																									
					/	RALSTEN, JANA-TRUST	10/26/2024	175,000	YES																									
					/	RALSTEN, JANA	12/26/2018	0	4																									
					/	LUNSFORD, MATTHEW J	11/20/2018	93,000	YES																									
					2318/601	LUNSFORD, ALICE M	04/12/2013	0	4																									
					1002/55	HINDS, KEITH W &	09/15/1995	51,500	Yes																									
Parcel Valuation																																		
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax																									
Remove Cap	2027	Land Value	75,233	75,233	11%	8,276	Assessed	19,709	1,821.70																									
Year Frozen	2010	Improvements	103,939	103,939		11,433	Penalty	0																										
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00																									
TIF Project ID	0	Total Value	179,172	179,172		19,709	Total Taxable	19,709	1,822.00																									
Assessment History																																		
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																									
2025	2025-660018371	MCGOWAN, KATLYN ROSE			17	175,000	0	19,250	1,779.00																									
2024	2024-660018371	RALSTEN, JANA-TRUST			17	134,637	0	11,420	1,055.00																									
2023	2023-660018371	RALSTEN, JANA-TRUST			17	98,880	0	10,877	996.00																									
2022	2022-660018371	RALSTEN, JANA-TRUST			17	97,768	0	10,754	995.00																									
2021	2021-660018371	RALSTEN, JANA-TRUST			17	94,609	0	10,407	919.00																									
2020	2020-660018371	RALSTEN, JANA-TRUST			17	95,020	0	10,452	957.00																									
2019	2019-660018371	RALSTEN, JANA			17	93,777	0	10,315	955.00																									
2018	2018-660018371	LUNSFORD, MATTHEW J			17	85,920	0	9,451	873.00																									
2017	2017-660018371	LUNSFORD, MATTHEW J			17	85,238	0	9,229	848.00																									
2016	2016-660018371	LUNSFORD, MATTHEW J			17	83,116	0	8,789	825.00																									
2015	2015-660018371	LUNSFORD, MATTHEW J			17	77,272	0	8,370	755.00																									
2014	2014-660018371	LUNSFORD, MATTHEW J			17	78,636	0	7,972	739.00																									
2013	2013-660018371	LUNSFORD, MATTHEW J			17	74,685	1000	6,592	603.00																									



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Lot Data	Square-Foot - NBHD 1166 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	0.1553	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	6,765.00 x 6.00 = 40,590	
Factor Value		
Adjustments	1.8535	
Lot Value	75,233	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	10% Veneer, Masonry 90% Frame, Siding, Wood
Base/Total Area	1,063 / 1,063
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,063
Fixture/RghIn	4 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	280 Attached Garage - Unfinished
Remodel	PARTIAL -
Year/Eff Age	1990 / 18



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	113,998	107.24	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	129,550		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	97.38	Total Misc Impr	+	4,964			
Roofing Adj	+ 4.34	Garage Cost	+	7,714			
Subfloor Adj	+ 0.00	Total RCN	=	136,762			
Heat/Cool Adj	+ 10.30	Depreciation (24%)	-	32,823			
Plumbing Adj	+ 4.71	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	103,939			
Adj Base Cost	= 116.73	Lot Value	+	75,233			
Total Area	x 1,063	Indicated Value	=	179,172			
Adjusted Cost	= 124,084	Value Per SqFt		168.55			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	103,939		
Lot Value	75,233		
Indicated Value	179,172	168.55	Per SqFt
Agland Value			
Site Improvements			
Total Value	179,172	168.55	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	44558	28x6		168	20.77		3,489
PATO	SLAB PORCH - OPEN	44559	15x10		150	9.83		1,475



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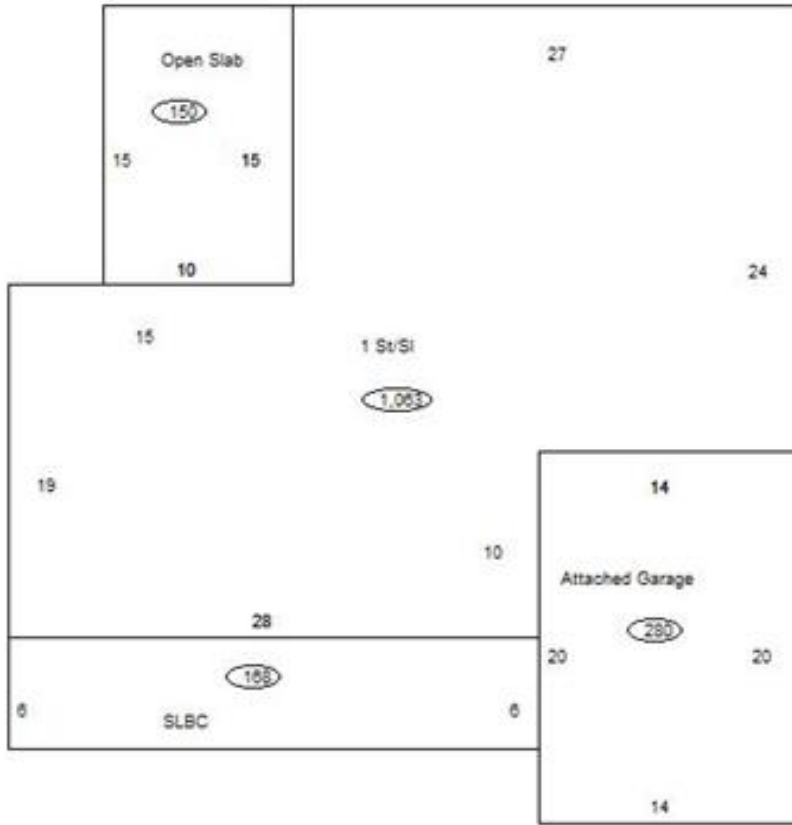
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Sketch Image

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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	1,063	1.000	1,063
2	G	1		10	Attached Garage	280	1.000	280
3	M	PRCH		10	SLBC	168	1.000	168
4	M	PATO		10	Open Slab	150	1.000	150
Total Building Area						1,063		1,063