



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 660018404 Parcel ID 000000-00-0-10400-009-0015 Cadastral ID 20-21-16-04800 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 315560 DE LA CRUZ, MICHAEL J 1903 S MISSOURI AVE CLAREMORE OK 74019-0000 Parcel Location Situs 01903 S MISSOURI AVE Subdivision SOUTH POINTE Lot/Block 0015 / 0009 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 (274)\IMG_0001.JPG 9/21/2023</p>														
Legal Description Lot/Long: 36.29027539 -95.61902105																			
LOT 15 BLOCK 9 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		2482/747	HAYS, AGNES I &	06/30/2015	96,000	YES										
PD	Add-Homestead	No	1,000		856/453			8,500	No										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax										
Remove Cap	2016		Land Value 43,254	20,327	11%	2,236	Assessed	12,999	1,201.50										
Year Frozen	1998		Improvements 111,129	97,849		10,763	Penalty	0											
Uncapped Value	0		Mobile Home 0	0		0	Exemption	0	0.00										
TIF Project ID	0		Total Value 154,383	118,176		12,999	Total Taxable	12,999	1,201.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660018404	DE LA CRUZ, MICHAEL J			17	150,296	0	12,380	1,144.00										
2024	2024-660018404	DE LA CRUZ, MICHAEL J			17	144,210	0	11,791	1,090.00										
2023	2023-660018404	DE LA CRUZ, MICHAEL J			17	102,086	0	11,229	1,029.00										
2022	2022-660018404	DE LA CRUZ, MICHAEL J			17	100,756	0	11,083	1,026.00										
2021	2021-660018404	DE LA CRUZ, MICHAEL J			17	100,124	0	11,014	973.00										
2020	2020-660018404	DE LA CRUZ, MICHAEL J			17	98,527	0	10,838	992.00										
2019	2019-660018404	DE LA CRUZ, MICHAEL J			17	98,174	0	10,799	1,000.00										
2018	2018-660018404	DE LA CRUZ, MICHAEL J			17	101,129	0	11,124	1,028.00										
2017	2017-660018404	DE LA CRUZ, MICHAEL J			17	100,273	0	11,030	1,013.00										
2016	2016-660018404	DE LA CRUZ, MICHAEL J			17	97,718	0	10,749	1,009.00										
2015	2015-660018404	DE LA CRUZ, MICHAEL J			17	96,717	2000	3,762	339.00										
2014	2014-660018404	HAYS, AGNES I &			17	97,491	2000	3,761	349.00										
2013	2013-660018404	HAYS, AGNES I &			17	92,748	2000	3,761	344.00										



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Lot Data		Square-Foot - NBHD 1166 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	0.1659		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	7,227.00 x 5.99 = 43,254		
Factor Value			
Adjustments	1.0000		
Lot Value	43,254		



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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	10% Veneer, Masonry 90% Frame, Siding, Wood
Base/Total Area	1,136 / 1,136
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,136
Fixture/RghIn	11 /
Bed/F/H Bath	2 / 2.0 /
Basement Area	
Garage Type	440 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1991 / 26

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	146,898 129.31 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	144,270 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	111,129
Lot Value	43,254
Indicated Value	154,383 135.90 Per SqFt
Agland Value	
Site Improvements	
Total Value	154,383 135.90 Total Value Per SqFt

Cost Approach Manual : 01/2025

Base Cost	103.82	Total Misc Impr	+ 9,460
Roofing Adj	+ 4.75	Garage Cost	+ 12,487
Subfloor Adj	+ -1.25	Total RCN	= 170,967
Heat/Cool Adj	+ 11.47	Depreciation (35%)	- 59,838
Plumbing Adj	+ 12.39	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 111,129
Adj Base Cost	= 131.18	Lot Value	+ 43,254
Total Area	x 1,136	Indicated Value	= 154,383
Adjusted Cost	= 149,020	Value Per SqFt	135.90

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	44701	28x7		196	23.58		4,622
PRCH	SLAB PORCH - COVERED	44702	16x10		160	23.72		3,795
PATO	SLAB PORCH - OPEN	44703	16x6		96	10.86		1,043



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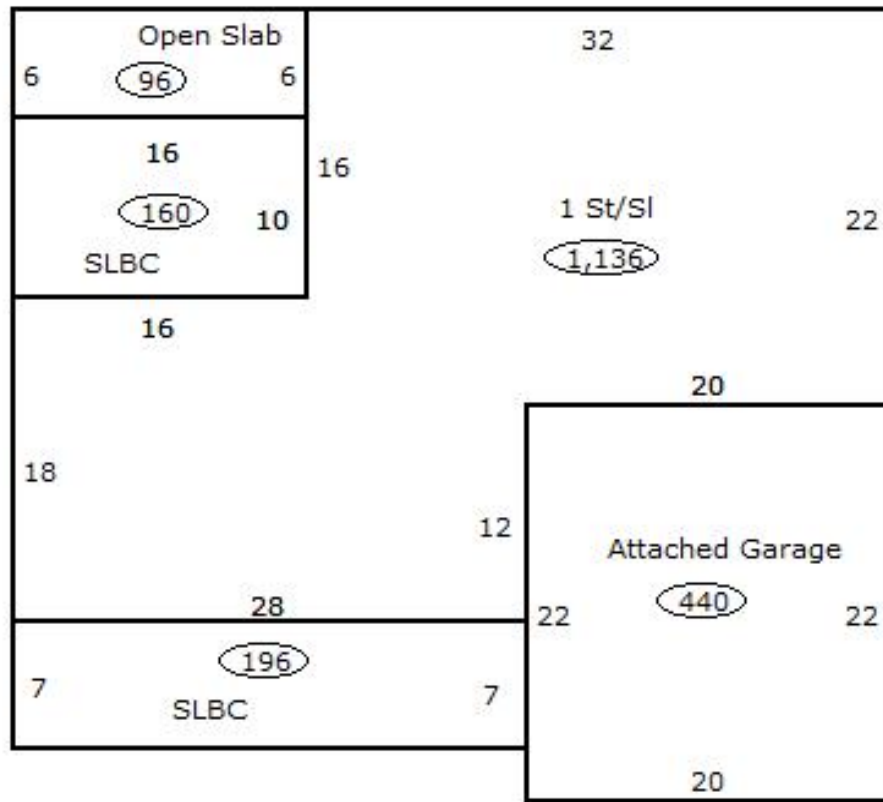
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Sketch Image

660018404



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,136	1.000	1,136
2	G	1		13	Attached Garage	440	1.000	440
3	M	PRCH		13	SLBC	196	1.000	196
4	M	PRCH		13	SLBC	160	1.000	160
5	M	PATO		13	Open Slab	96	1.000	96
Total Building Area						1,136		1,136