



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 660018411 Parcel ID 000000-00-0-10400-009-0022 Cadastral ID 20-21-16-04870 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 337575 SIMPSON, TIFFANY 706 W 19TH ST S CLAREMORE OK 74019-0000 Parcel Location Situs 00706 W 19TH ST S Subdivision SOUTH POINTE Lot/Block 0022 / 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_0011.JPG 9/21/2023</p>														
Legal Description Lat/Long: 36.29129161 -95.61952712																			
LOT 22 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 colspan="5"> </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		/	MRO INVESTMENTS INC	02/21/2022	139,000	YES										
					/	COBLER, KRISTINA M &	01/17/2022	110,000	YES										
					1757/737	MCATEE, DEAN S & KATHERINE-C	03/06/2006	101,000	YES										
					1202/358	CHUMLEY & ASSOCIATES, INC	11/22/1999	85,000	Yes										
					1147/547	BASLER, J D & ASSOCIATES-INC	12/17/1998	19,500	No										
					909/713	FIRST FEDERAL SAVINGS	03/25/1993	367,500	No										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax										
Remove Cap	2023		Land Value 46,146	25,746	11%	2,832	Assessed	17,700	1,636.01										
Year Frozen	0		Improvements 135,163	135,163		14,868	Penalty	0											
Uncapped Value	0		Mobile Home 0	0		0	Exemption	0	0.00										
TIF Project ID	0		Total Value 181,309	160,909		17,700	Total Taxable	17,700	1,636.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660018411	SIMPSON, TIFFANY			17	176,424	0	16,858	1,558.00										
2024	2024-660018411	SIMPSON, TIFFANY			17	177,169	0	16,055	1,484.00										
2023	2023-660018411	SIMPSON, TIFFANY			17	139,000	0	15,290	1,401.00										
2022	2022-660018411	SIMPSON, TIFFANY			17	118,746	1000	11,167	1,034.00										
2021	2021-660018411	COBLER, KRISTINA M &			17	107,387	1000	10,813	955.00										
2020	2020-660018411	COBLER, KRISTINA M &			17	105,668	1000	10,623	973.00										
2019	2019-660018411	COBLER, KRISTINA M &			17	105,195	1000	10,571	979.00										
2018	2018-660018411	COBLER, KRISTINA M &			17	109,442	1000	11,039	1,020.00										
2017	2017-660018411	COBLER, KRISTINA M &			17	108,535	1000	10,691	982.00										
2016	2016-660018411	COBLER, KRISTINA M &			17	105,722	1000	10,350	971.00										
2015	2015-660018411	COBLER, KRISTINA M &			17	103,260	1000	10,020	904.00										
2014	2014-660018411	COBLER, KRISTINA M &			17	104,093	1000	9,699	899.00										
2013	2013-660018411	COBLER, KRISTINA M &			17	97,966	1000	9,388	859.00										



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Lot Data	Square-Foot - NBHD 1166 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 0.1991 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 8,673.00 x 5.32 = 46,146 Factor Value Adjustments 1.0000 Lot Value 46,146		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	20% Veneer, Masonry 80% Frame, Siding, Vinyl
Base/Total Area	1,241 / 1,241
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,241
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	441 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1999 / 20



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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	162,700	131.10	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	156,790		Per SqFt

Cost Approach				Manual : 01/2025	
Base Cost	103.65	Total Misc Impr	+	6,430	
Roofing Adj	+ 4.71	Garage Cost	+	12,507	
Subfloor Adj	+ -1.21	Total RCN	=	180,217	
Heat/Cool Adj	+ 11.47	Depreciation (25%)	-	45,054	
Plumbing Adj	+ 11.34	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	135,163	
Adj Base Cost	= 129.96	Lot Value	+	46,146	
Total Area	x 1,241	Indicated Value	=	181,309	
Adjusted Cost	= 161,280	Value Per SqFt		146.10	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	135,163		
Lot Value	46,146		
Indicated Value	181,309	146.10	Per SqFt
Agland Value			
Site Improvements			
Total Value	181,309	146.10	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	44732	4x3		12	24.23		291
PATO	SLAB PORCH - OPEN	44733	6x4		24	10.86		261
PATO	SLAB PORCH - OPEN	44734	9x8		72	10.86		782



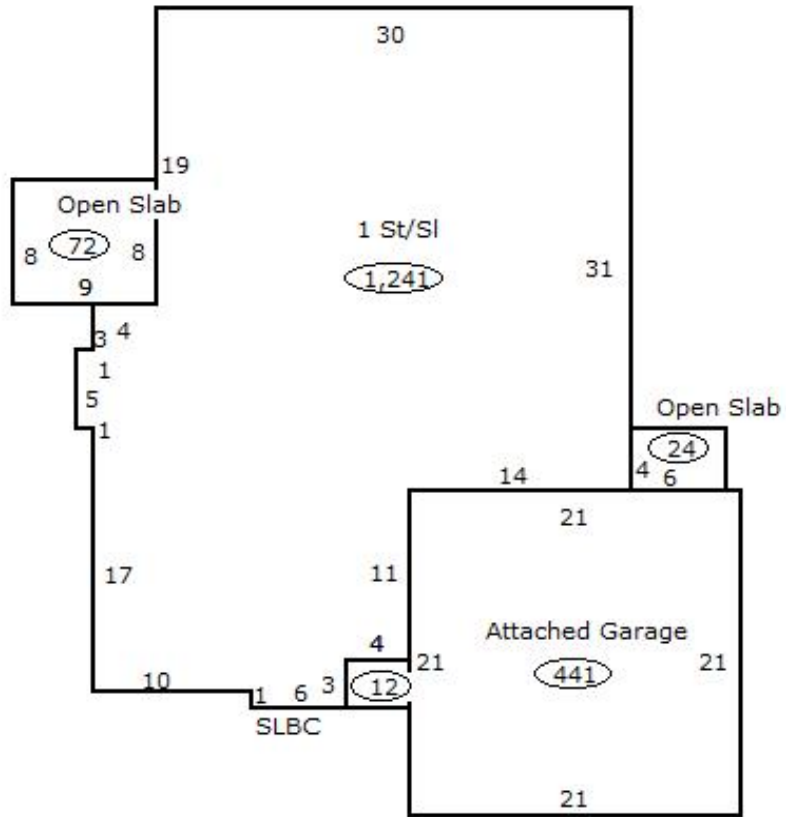
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Sketch Image

660018411



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,241	1.000	1,241
2	G	1		13	Attached Garage	441	1.000	441
3	M	PRCH		13	SLBC	12	1.000	12
4	M	PATO		13	Open Slab	24	1.000	24
5	M	PATO		13	Open Slab	72	1.000	72
Total Building Area						1,241		1,241