




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 23:33:10
Page 1

Assessment Data					Primary Image									
Account	660018414				 <p>\\tsclient\A\TOMMY DUNLAP\New folder (274)\IMG_0015.JPG 9/21/2023</p>									
Parcel ID	000000-00-0-10400-009-0025													
Cadastral ID	20-21-16-04900													
Property Type	REAL - Real Property													
Property Class	URP	VI Area	1											
Tax Area	17 - CLAREMORE OT													
Name ID	259441													
PAYNE, RANDALL R &														
KATHY A														
1218 W WILL ROGERS BLVD														
CLAREMORE OK 74017-0000														
Parcel Location														
Situs	01803 S MISSOURI AVE													
Subdivision	SOUTH POINTE													
Lot/Block	0025 / 0009	Parcel Size	1 - Lots											
Sec/Twn/Rng	20 / 21 / 16 / 5													
Neighborhood	1166 - R-V01-SW CLAREMORE													
School District	S001 - CLAREMORE SCHOOLS													
Legal Description														
Lot/Long: 36.29110912 -95.61879431														
LOT 25 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														
Code	Type	Active	Maximum	Exemption										
H	Homestead	Yes	1,000	1,000										
Sale History														
Bk/Pg	Grantor	Date	Price	Code										
967/731	GAITHER DEVELOPMENT INC	09/06/1994	76,000	No										
964/149	BAKER, TIMOTHY J &	08/02/1994	75,000	No										
791/743			68,000	No										
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax						
Remove Cap	0	Land Value	49,092	18,536	11%	2,039	Assessed	13,295 1,228.86						
Year Frozen	0	Improvements	134,667	102,328		11,256	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -93.00						
TIF Project ID	0	Total Value	183,759	120,864		13,295	Total Taxable	12,295 1,136.00						
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660018414	PAYNE, RANDALL R &	17	181,212	1000	11,908	1,101.00							
2024	2024-660018414	PAYNE, RANDALL R &	17	177,733	1000	11,532	1,066.00							
2023	2023-660018414	PAYNE, RANDALL R &	17	110,609	1000	11,167	1,023.00							
2022	2022-660018414	PAYNE, RANDALL R &	17	114,060	1000	11,547	1,069.00							
2021	2021-660018414	PAYNE, RANDALL R &	17	120,042	1000	12,205	1,078.00							
2020	2020-660018414	PAYNE, RANDALL R &	17	118,086	1000	11,989	1,098.00							
2019	2019-660018414	PAYNE, RANDALL R &	17	117,700	1000	11,947	1,107.00							
2018	2018-660018414	PAYNE, RANDALL R &	17	122,979	1000	12,528	1,158.00							
2017	2017-660018414	PAYNE, RANDALL R &	17	121,961	1000	12,416	1,140.00							
2016	2016-660018414	PAYNE, RANDALL R &	17	118,694	1000	12,056	1,132.00							
2015	2015-660018414	PAYNE, RANDALL R &	17	115,775	1000	11,710	1,056.00							
2014	2014-660018414	PAYNE, RANDALL R &	17	118,016	1000	11,340	1,052.00							
2013	2013-660018414	PAYNE, RANDALL R &	17	111,367	1000	10,981	1,005.00							



Rogers

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Date 04/16/2026
Time 23:33:10
Page 2

Lot Data	Square-Foot - NBHD 1166 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 0.2487 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 10,835.00 x 4.53 = 49,092 Factor Value Adjustments 1.0000 Lot Value 49,092		<p>\\tsclient\A\TOMMY DUNLAP\New folder (274)\IMG_0015.JPG 9/21/2023</p>

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	20% Veneer, Masonry 80% Frame, Siding, Wood
Base/Total Area	1,088 / 1,608
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,088
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	528 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1988 / 29

Cost Approach				Manual : 01/2025			
Base Cost	90.11	Total Misc Impr	+ 10,156				
Roofing Adj	+ 3.44	Garage Cost	+ 16,627				
Subfloor Adj	+ -1.64	Total RCN	= 210,417				
Heat/Cool Adj	+ 12.64	Depreciation (36%)	- 75,750				
Plumbing Adj	+ 9.65	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 134,667				
Adj Base Cost	= 114.20	Lot Value	+ 49,092				
Total Area	x 1,608	Indicated Value	= 183,759				
Adjusted Cost	= 183,634	Value Per SqFt	114.28				

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	200,248	124.53	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	200,510		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	134,667		
Lot Value	49,092		
Indicated Value	183,759	114.28	Per SqFt
Agland Value			
Site Improvements			
Total Value	183,759	114.28	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	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	44745	24x5		120	26.55		3,186
PATO	SLAB PORCH - OPEN	44746	12x10		120	11.29		1,355



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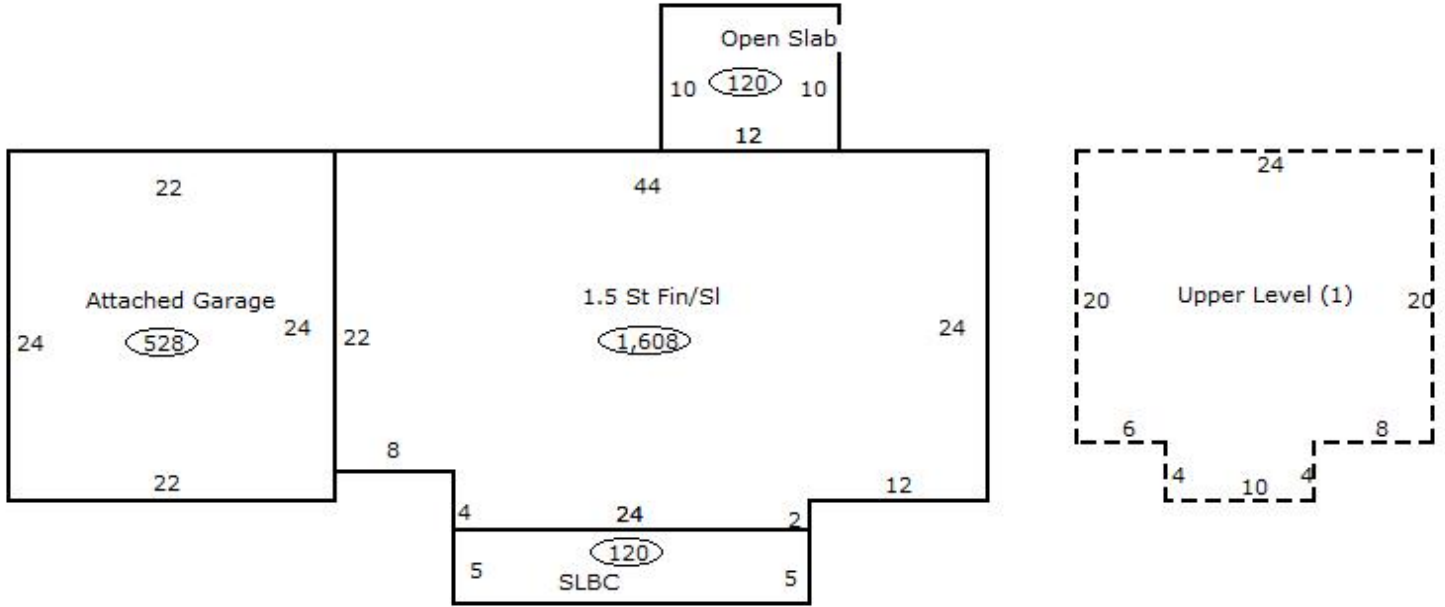
Assessment Property Record Card for Tax Year 2026

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Date 04/16/2026
 Time 23:33:10
 Page 3

Sketch Image

660018414



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/Sl	1,088	1.478	1,608
2	G	1		13	Attached Garage	528	1.000	528
3	M	PRCH		13	SLBC	120	1.000	120
4	M	PATO		13	Open Slab	120	1.000	120
5	U	^UL		13	Upper Level (1)	520	1.000	520
Total Building Area						1,088		1,608



Rogers


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Date 04/16/2026
Time 23:33:10
Page 4

660018414

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	0x0x0			
	Qual	2	Cond	Year	Eff Age	
Valuation Summary			Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
		Base Cost (4.68 x)				