



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 23:33:11
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Assessment Data					Primary Image														
Account 660018426 Parcel ID 000000-00-0-10400-009-0037 Cadastral ID 20-21-16-05020 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 281235 PATTERSON, TIMOTHY P & NIELLY M SHOJAI-PATTERSON 1703 S MISSOURI CLAREMORE OK 74019-0000																			
Parcel Location Situs 01703 S MISSOURI AVE Subdivision SOUTH POINTE Lot/Block 0037 / 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: 36.29188223 -95.61845535					Building Permits														
LOT 37 BLOCK 9 SOUTH POINTE					<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	Yes	1,000	1,000	1422/143 760/694	APPLEGATE, TEDDY LEROY	11/08/2002	66,500	YES										
								56,500	No										
Parcel Valuation																			
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax											
Remove Cap	2003	Land Value	41,892	18,269	11%	2,010	Assessed	11,501	1,063.04										
Year Frozen	0	Improvements	104,599	86,283		9,491	Penalty	0											
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-92.00										
TIF Project ID	0	Total Value	146,491	104,552		11,501	Total Taxable	10,501	971.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax												
2025	2025-660018426	PATTERSON, TIMOTHY P &	17	143,057	1000	10,166	940.00												
2024	2024-660018426	PATTERSON, TIMOTHY P &	17	130,447	1000	9,840	909.00												
2023	2023-660018426	PATTERSON, TIMOTHY P &	17	95,681	1000	9,525	872.00												
2022	2022-660018426	PATTERSON, TIMOTHY P &	17	94,263	1000	9,369	867.00												
2021	2021-660018426	PATTERSON, TIMOTHY P &	17	95,713	1000	9,528	841.00												
2020	2020-660018426	PATTERSON, TIMOTHY P &	17	96,401	1000	9,604	879.00												
2019	2019-660018426	PATTERSON, TIMOTHY P &	17	94,891	1000	9,438	874.00												
2018	2018-660018426	PATTERSON, TIMOTHY P &	17	98,984	1000	9,390	868.00												
2017	2017-660018426	PATTERSON, TIMOTHY P &	17	98,182	1000	9,087	835.00												
2016	2016-660018426	PATTERSON, TIMOTHY P &	17	95,664	1000	8,794	825.00												
2015	2015-660018426	PATTERSON, TIMOTHY P &	17	87,935	1000	8,508	767.00												
2014	2014-660018426	PATTERSON, TIMOTHY P &	17	89,587	1000	8,232	763.00												
2013	2013-660018426	PATTERSON, TIMOTHY P &	17	84,652	1000	7,963	729.00												

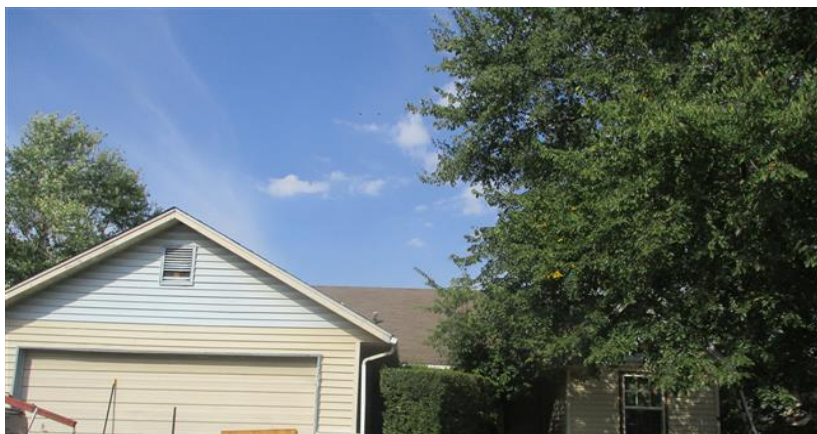


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Lot Data	Square-Foot - NBHD 1166 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 0.1603 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 6,982.00 x 6.00 = 41,892 Factor Value Adjustments 1.0000 Lot Value 41,892		 <p>\\tsclient\A\TOMMY DUNLAP\New folder (274)\IMG_0031.JPG 9/21/2023</p>

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	80% Frame, Siding, Vinyl 20% Veneer, Masonry
Base/Total Area	1,213 / 1,213
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,213
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	420 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1986 / 30

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	144,573	119.19	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	146,800		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	102.00	Total Misc Impr	+	6,349			
Roofing Adj	+ 4.64	Garage Cost	+	12,100			
Subfloor Adj	+ -1.21	Total RCN	=	174,332			
Heat/Cool Adj	+ 11.47	Depreciation (40%)	-	69,733			
Plumbing Adj	+ 11.61	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	104,599			
Adj Base Cost	= 128.51	Lot Value	+	41,892			
Total Area	x 1,213	Indicated Value	=	146,491			
Adjusted Cost	= 155,883	Value Per SqFt		120.77			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	104,599		
Lot Value	41,892		
Indicated Value	146,491	120.77	Per SqFt
Agland Value			
Site Improvements			
Total Value	146,491	120.77	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	44794	13x4		52	24.10		1,253



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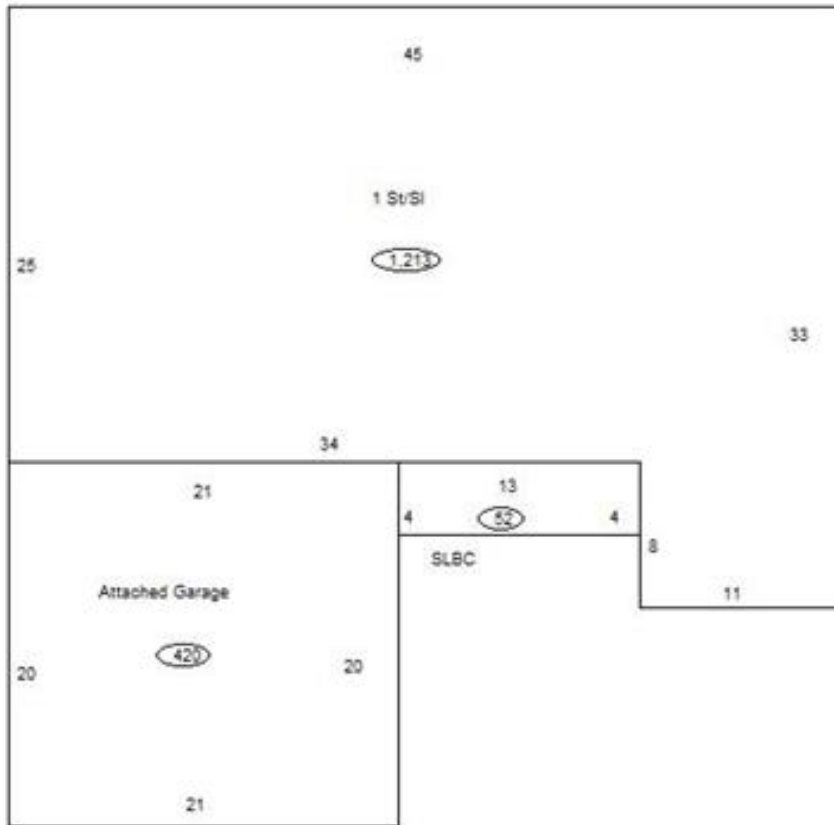
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Sketch Image

660018426



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,213	1.000	1,213
2	G	1		10	Attached Garage	420	1.000	420
3	M	PRCH		10	SLBC	52	1.000	52
Total Building Area						1,213		1,213