



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 21:33:39
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Assessment Data					Primary Image																																																	
Account 660018509 Parcel ID 000000-00-0-00798-003-0002 Cadastral ID 20-22-16-03580 Property Type REAL - Real Property Property Class RRP VI Area 1 Tax Area 10 - OOLOGAH RURAL/NW FIRE Name ID 337861 USSERY, MATTHEW & ARREYA 11080 MOCKINGBIRD LN CLAREMORE OK 74017-0000 Parcel Location Situs 11080 E MOCKINGBIRD LN Subdivision SUNRISE SUB AMD Lot/Block 0002 / 0003 Parcel Size 1 - Lots Sec/Twn/Rng 20 / 22 / 16 / 5 Neighborhood 1151 - R-V01,4-NW OOLOGAH School District S004 - OOLOGAH SCHOOLS																																																						
Legal Description Lot/Long: 36.37043931 -95.63144734																																																						
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		/	JONES, CHOLDEN T &	03/23/2022	255,000	YES																																													
H	Homestead	No	1,000		2633/568	SHULTS, STEPHANIE L	05/15/2017	124,000	YES																																													
					989/344	MORGAN, BILLY RAY JR &	05/05/1995	90,000	Yes																																													
					940/102	HINSON, JOHN O &	12/03/1993	86,000	Yes																																													
					896/101	CORLEY, RUBY E	09/04/1992	4,000	Yes																																													
Parcel Valuation					<table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>108.182</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>2023</td> <td>Land Value 86,730</td> <td>86,730</td> <td>11%</td> <td>9,540</td> <td>Assessed</td> <td>25,831</td> <td>2,794.44</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements 148,097</td> <td>148,097</td> <td></td> <td>16,291</td> <td>Penalty</td> <td>0</td> <td></td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home 0</td> <td>0</td> <td></td> <td>0</td> <td>Exemption</td> <td>0</td> <td>0.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 234,827</td> <td>234,827</td> <td></td> <td>25,831</td> <td>Total Taxable</td> <td>25,831</td> <td>2,794.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.182	Current Tax	Remove Cap	2023	Land Value 86,730	86,730	11%	9,540	Assessed	25,831	2,794.44	Year Frozen	0	Improvements 148,097	148,097		16,291	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00	TIF Project ID	0	Total Value 234,827	234,827		25,831	Total Taxable	25,831	2,794.00
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Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-660018509	USSERY, MATTHEW & ARREYA	10	235,939	0	25,953	2,808.00																																															
2024	2024-660018509	USSERY, MATTHEW & ARREYA	10	255,000	0	28,050	2,938.00																																															
2023	2023-660018509	USSERY, MATTHEW & ARREYA	10	255,000	0	28,050	2,917.00																																															
2022	2022-660018509	USSERY, MATTHEW & ARREYA	10	137,286	1000	14,101	1,474.00																																															
2021	2021-660018509	JONES, CHOLDEN T &	10	133,775	1000	13,715	1,443.00																																															
2020	2020-660018509	JONES, CHOLDEN T &	10	131,581	1000	13,341	1,425.00																																															
2019	2019-660018509	JONES, CHOLDEN T &	10	126,574	1000	12,923	1,355.00																																															
2018	2018-660018509	JONES, CHOLDEN T &	10	130,358	1000	13,339	1,447.00																																															
2017	2017-660018509	JONES, CHOLDEN T &	10	151,829	1000	15,293	1,752.00																																															
2016	2016-660018509	SHULTS, STEPHANIE L	10	147,735	1000	14,818	1,549.00																																															
2015	2015-660018509	SHULTS, STEPHANIE L	10	144,321	1000	14,358	1,420.00																																															
2014	2014-660018509	SHULTS, STEPHANIE L	10	145,476	1000	13,910	1,372.00																																															
2013	2013-660018509	SHULTS, STEPHANIE L	10	136,630	1000	13,476	1,286.00																																															



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Lot Data	Square-Foot - NBHD 1151 #1	Primary Image
Lot Size Lot Count Units Buildable 20000 Non-Ag Acres 0.7361 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 32,065.00 x 1.45 = 46,494 Factor Value Adjustments 1.8654 Lot Value 86,730		
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, Wood Base/Total Area 1,635 / 1,635 Style 100% One Story HVAC 100% Warmed & Cooled Air Roof Cover 1 Composition Shingle Area on Slab 1,635 Fixture/RghIn 11 / Bed/F/H Bath 3 / 2.0 / Basement Area Garage Type 582 Attached Garage - Unfinished Remodel Year/Eff Age 1993 / 25		

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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	192,409	117.68	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	4		
Indicated Value	266,440		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	148,097		
Lot Value	86,730		
Indicated Value	234,827	143.63	Per SqFt
Agland Value			
Site Improvements			
Total Value	234,827	143.63	Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	98.15	Total Misc Impr	+ 7,629
Roofing Adj	+ 4.44	Garage Cost	+ 15,435
Subfloor Adj	+ -1.15	Total RCN	= 221,749
Heat/Cool Adj	+ 11.47	Depreciation (34%)	- 75,395
Plumbing Adj	+ 8.61	Lump Sums	+ 1,743
Basement Adj	+ 0.00	RCNLD	= 148,097
Adj Base Cost	= 121.52	Lot Value	+ 86,730
Total Area	x 1,635	Indicated Value	= 234,827
Adjusted Cost	= 198,685	Value Per SqFt	143.63

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	45070		56	56	24.09		1,349
PATO	SLAB PORCH - OPEN	45071	11x10		110	10.76		1,184
WODO	WOOD DECK - OPEN	45072	15x10		150	23.24	50%	1,743

