



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 660020494 Parcel ID 21N16E-24-4-00000-000-0000 Cadastral ID 24-21-16-01900 Property Type REAL - Real Property Property Class RR VI Area 1 Tax Area 5 - JUSTUS RURAL/NO FIRE Name ID 349195 THOMPSON, JAYSON & KRISTINA LYNN 22677 S PONY LAKE DR CLAREMORE OK 74017-0000 Parcel Location Situs 22677 PONY LK Subdivision Lot/Block / Parcel Size 10 - Acres Sec/Twn/Rng 24 / 21 / 16 / 4 Neighborhood 2116 - UNPLATTED School District S009 - JUSTUS-TIAWAH SCHOOLS					<p>\\tsclient\T\TOMMY DUNLAP\New folder (130)\IMG_0015.JPG 1/10/2023</p>														
Legal Description Lat/Long: 36.28012297 -95.55038336																			
E2 W2 SW SE					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		/	RIZZO FAMILY TRUST	01/16/2026	316,000	YES										
H	Homestead	No	1,000		2568/433	RIZZO, JOSEPH C JR &	07/14/2016	0	4										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	83.050	Current Tax										
Remove Cap	2027		Land Value	127,800	76,952	11%	8,465	Assessed	28,543										
Year Frozen	0		Improvements	192,806	182,525		20,078	Penalty	0										
Uncapped Value	0		Mobile Home	0	0		0	Exemption	0										
TIF Project ID	0		Total Value	320,606	259,477		28,543	Total Taxable	28,543										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660020494	RIZZO FAMILY TRUST			5	314,281	1000	26,184	2,175.00										
2024	2024-660020494	RIZZO, JOSEPH C JR &			5	323,055	1000	25,392	2,119.00										
2023	2023-660020494	RIZZO, JOSEPH C JR &			5	235,045	1000	24,623	2,050.00										
2022	2022-660020494	RIZZO, JOSEPH C JR &			5	237,351	1000	23,877	1,986.00										
2021	2021-660020494	RIZZO, JOSEPH C JR &			5	249,530	1000	23,152	1,964.00										
2020	2020-660020494	RIZZO, JOSEPH C JR &			5	242,632	1000	22,449	1,901.00										
2019	2019-660020494	RIZZO, JOSEPH C JR &			5	231,852	1000	21,766	1,885.00										
2018	2018-660020494	RIZZO, JOSEPH C JR &			5	238,181	1000	21,103	1,829.00										
2017	2017-660020494	RIZZO, JOSEPH C JR &			5	236,506	1000	20,459	1,669.00										
2016	2016-660020494	RIZZO, JOSEPH C JR &			5	231,201	1000	19,835	1,692.00										
2015	2015-660020494	RIZZO, JOSEPH C JR &			5	225,884	1000	19,228	1,625.00										
2014	2014-660020494	RIZZO, JOSEPH C JR &			5	228,283	1000	18,638	1,600.00										
2013	2013-660020494	RIZZO, JOSEPH C JR &			5	218,331	1000	18,066	1,574.00										



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Lot Data	Square-Foot - NBHD 2116 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	10.0695	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	438,626.00 x .29 = 127,800	
Factor Value		
Adjustments	1.0000	
Lot Value	127,800	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,803 / 1,803
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,803
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	655 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1977 / 37



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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	215,192	119.35	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	NewTest
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025			
Base Cost	109.84	Total Misc Impr	+	12,873			
Roofing Adj	+ 4.80	Garage Cost	+	19,781			
Subfloor Adj	+ -2.31	Total RCN	=	273,481			
Heat/Cool Adj	+ 12.64	Depreciation (44%)	-	120,332			
Plumbing Adj	+ 8.60	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	153,149			
Adj Base Cost	= 133.57	Lot Value	+	127,800			
Total Area	x 1,803	Indicated Value	=	280,949			
Adjusted Cost	= 240,827	Value Per SqFt		155.82			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	153,149		
Lot Value	127,800		
Indicated Value	280,949	155.82	Per SqFt
Agland Value			
Site Improvements			
Total Value	280,949	155.82	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	50381		102	102	26.61		2,714
CPDT	CARPORT - DETACHED	50382	20x20		400	11.36		4,544



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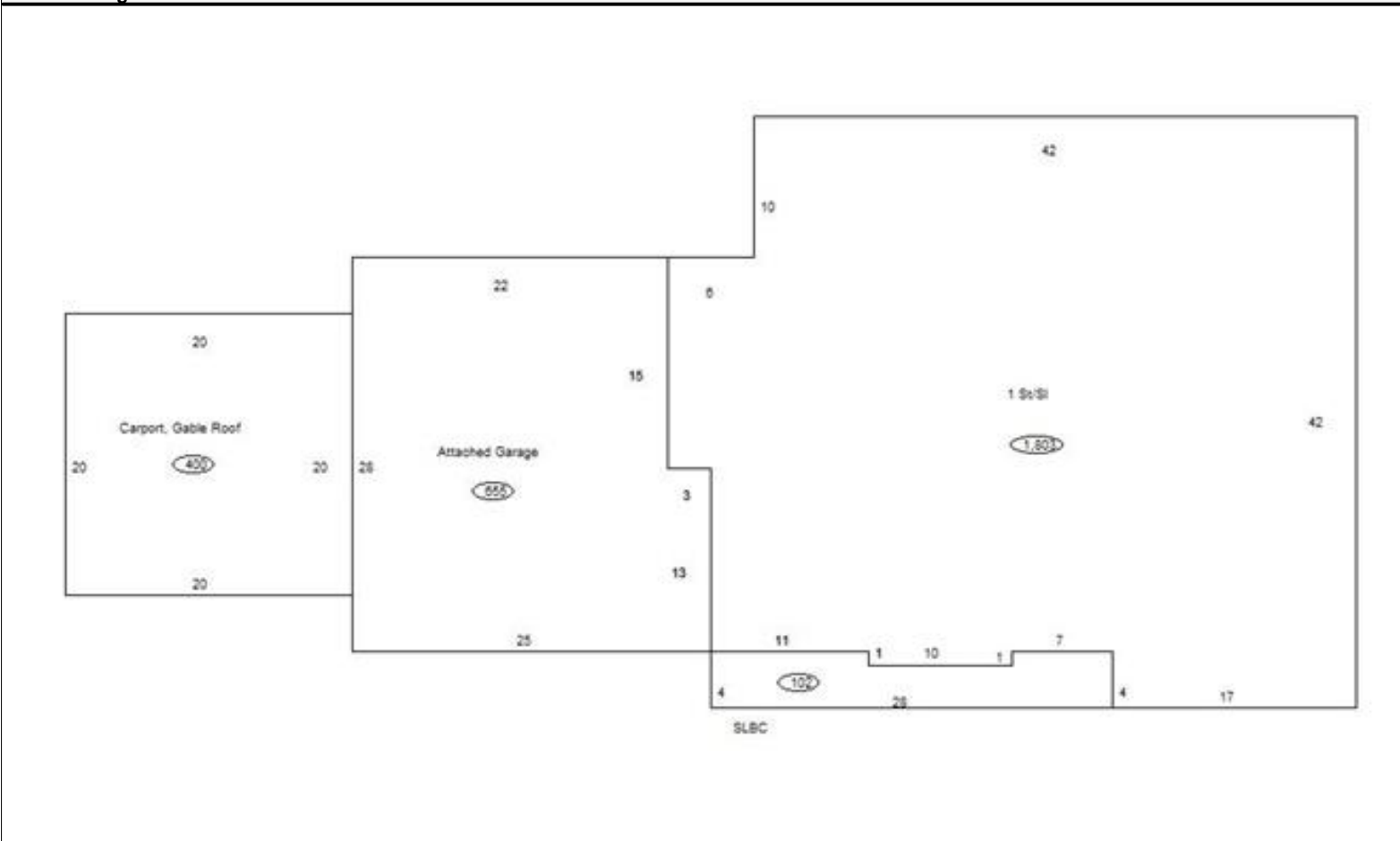
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/Sl	1,803	1.000	1,803
2	G	1		10	Attached Garage	655	1.000	655
3	M	PRCH		10	SLBC	102	1.000	102
4	G	3		10	Carport, Gable Roof	400	1.000	400
Total Building Area						1,803		1,803



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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)					
	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)					



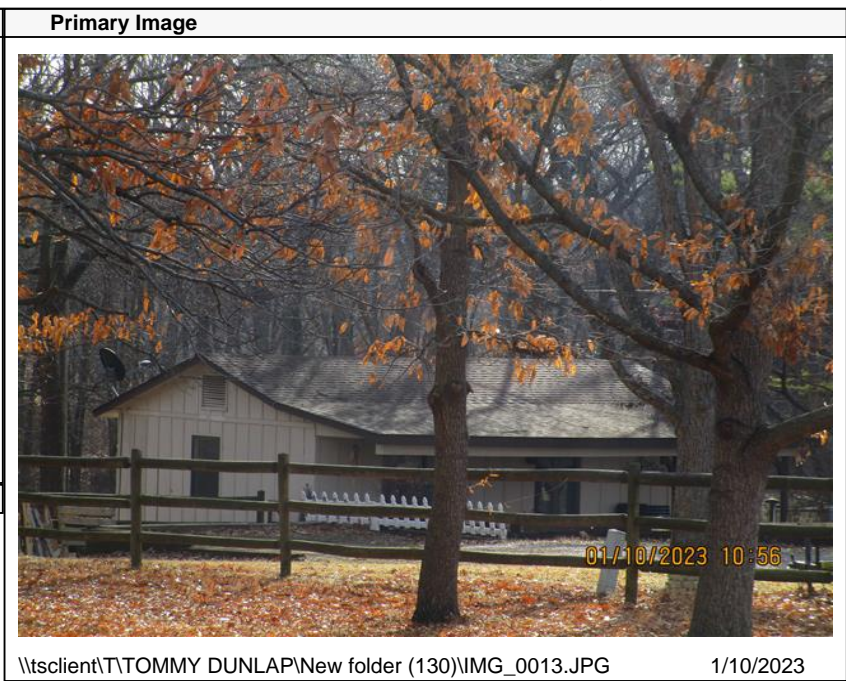
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Lot Data	
Lot Size	-
Lot Count	
Units Buildable	1
Non-Ag Acres	0
Topography	
Street Access	
Utilities	
Amenities	LAND QUALITY
Method	
Base Lot Value	
Factor Value	
Adjustments	
Lot Value	



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	1 - Low
Architecture	
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	600 / 600
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	4 /
Bed/F/H Bath	1 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1980 / 35

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adusted R	
Indicated Value	

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	NewTest
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025	
Base Cost	91.83	Total Misc Impr	+	3,749	
Roofing Adj	+ 4.37	Garage Cost	+		
Subfloor Adj	+ 2.78	Total RCN	=	73,439	
Heat/Cool Adj	+ 9.48	Depreciation (46%)	-	33,782	
Plumbing Adj	+ 7.69	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	39,657	
Adj Base Cost	= 116.15	Lot Value	+		
Total Area	x 600	Indicated Value	=	39,657	
Adjusted Cost	= 69,690	Value Per SqFt		66.10	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	39,657		
Lot Value			
Indicated Value	39,657	66.10	Per SqFt
Agland Value			
Site Improvements			
Total Value	39,657	66.10	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	50384	30x7		210	17.85		3,749



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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	600	1.000	600
2	M	PRCH		10	SLBC	210	1.000	210
Total Building Area						600		600