



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Time 00:38:19
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Assessment Data					Primary Image									
Account	660020987													
Parcel ID	21N16E-25-2-00000-000-0000													
Cadastral ID	25-21-16-02800													
Property Type	REAL - Real Property													
Property Class	RR	VI Area 1												
Tax Area	5 - JUSTUS RURAL/NO FIRE													
Name ID	54414													
FORT, DONALD E														
15155 E MARLAR RD CLAREMORE OK 74019-0000														
Parcel Location														
Situs	15155 MARLAR RD													
Subdivision														
Lot/Block	/	Parcel Size	11.06 - Acres											
Sec/Twn/Rng	25 / 21 / 16 / 2													
Neighborhood	2116 - UNPLATTED													
School District	S009 - JUSTUS-TIAWAH SCHOOLS													
Legal Description Lat/Long: 36.27662058 -95.55717555														
TR IN E2 NW NW, BEG 893' E NW/ C NW/4 E 424.33', S 1320.02', W 329 95', N 827.63', W 95.68' N 492' TO POB														
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										
924/477	MARLAR, JACK D (DR)	08/06/1993	20,500	Yes										
893/619	MARLAR, JACK D (DR)	09/21/1992	15,000	No										
849/790			25,000	No										
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	83.050	Current Tax						
Remove Cap	2000	Land Value	136,428	83,573	11%	9,193	Assessed	28,036						
Year Frozen	2019	Improvements	279,636	171,300		18,843	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000						
TIF Project ID	0	Total Value	416,064	254,873		28,036	Total Taxable	27,036						
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660020987	FORT, DONALD E	5	393,756	1000	27,036	2,245.00							
2024	2024-660020987	FORT, DONALD E	5	404,620	1000	27,036	2,256.00							
2023	2023-660020987	FORT, DONALD E	5	302,457	1000	27,036	2,251.00							
2022	2022-660020987	FORT, DONALD E	5	304,984	1000	27,036	2,249.00							
2021	2021-660020987	FORT, DONALD E	5	286,536	1000	27,036	2,293.00							
2020	2020-660020987	FORT, DONALD E	5	277,485	1000	27,036	2,289.00							
2019	2019-660020987	FORT, DONALD E	5	267,556	1000	27,036	2,341.00							
2018	2018-660020987	FORT, DONALD E	5	274,556	1000	26,219	2,273.00							
2017	2017-660020987	FORT, DONALD E	5	271,707	1000	25,427	2,074.00							
2016	2016-660020987	FORT, DONALD E	5	266,315	1000	24,657	2,103.00							
2015	2015-660020987	FORT, DONALD E	5	263,284	1000	23,910	2,020.00							
2014	2014-660020987	FORT, DONALD E	5	265,497	1000	23,184	1,990.00							
2013	2013-660020987	FORT, DONALD E	5	253,962	1000	22,480	1,958.00							



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Lot Data	Square-Foot - NBHD 2116 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 11.0598 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 481,764.00 x .28 = 136,428 Factor Value Adjustments 1.0000 Lot Value 136,428		
Residential Data Type 1 Single Family Residence Condition 3 - Average Quality 3 - Average Architecture Style 100% One Story Exterior Wall 90% Frame, Siding, Wood 10% Veneer, Masonry Base/Total Area 2,285 / 2,285 Style 100% One Story HVAC 100% Warmed & Cooled Air Roof Cover 1 Composition Shingle Area on Slab 2,285 Fixture/RghIn 11 / Bed/F/H Bath 3 / 2.0 / Basement Area Garage Type 550 Attached Garage - Unfinished Remodel Year/Eff Age 1999 / 20		

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adjusted R	0.8445
Indicated Value	311,999 136.54 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	NewTest
Comparables	
Indicated Value	

Value Reconciliation

Selected Approach	Cost Approach
Improvements	232,159
Lot Value	136,428
Indicated Value	368,587 161.31 Per SqFt
Agland Value	
Site Improvements	47,477
Total Value	416,064 182.08 Total Value Per SqFt

Cost Approach Manual : 01/2025

Base Cost	95.13	Total Misc Impr	+	17,679
Roofing Adj	+ 4.47	Garage Cost	+	17,166
Subfloor Adj	+ -2.33	Total RCN	=	301,505
Heat/Cool Adj	+ 12.64	Depreciation (23%)	-	69,346
Plumbing Adj	+ 6.79	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	232,159
Adj Base Cost	= 116.70	Lot Value	+	136,428
Total Area	x 2,285	Indicated Value	=	368,587
Adjusted Cost	= 266,660	Value Per SqFt		161.31

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	51275		176	176	26.38		4,643
PRCH	SLAB PORCH - COVERED	51276		285	285	26.04		7,421



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BARN BARN		0x0x0			300
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary Base Cost (10.48 x 300) 3,144		Modifier Total	RCN 3,144	Depr (50% Phys/ % Func) 1,572	RCNLD 1,572
	BARN BARN		0x0x0			300
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary Base Cost (10.48 x 300) 3,144		Modifier Total	RCN 3,144	Depr (80% Phys/ % Func) 2,515	RCNLD 629
	UTIL SHOP BUILDING		0x0x0			2,400
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary Base Cost (26.95 x 2,400) 64,680		Modifier Total	RCN 64,680	Depr (30% Phys/ % Func) 19,404	RCNLD 45,276
	CP CARPORT DIRT		0x0x0			
	Qual	Cond	Year	Eff Age		
	Valuation Summary Base Cost (3.50 x)		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD