



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Time 07:59:59
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Assessment Data					Primary Image																													
Account 660023768 Parcel ID 000000-00-0-00162-003-0006 Cadastral ID 28-21-16-01400 Property Type REAL - Real Property Property Class RRP VI Area 1 Tax Area 21 - CLAREMORE RURAL/VERD FIR Name ID 344029 ODOM, SAMANTHA & CHRISTIAN 12154 E OAK DR CLAREMORE OK 74019-0000 Parcel Location Situs 12154 E OAK DR Subdivision CLAREMORE ESTATES Lot/Block 0006 / 0003 Parcel Size 1 - Lots Sec/Twn/Rng 28 / 21 / 16 / 5 Neighborhood 1208 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS					<p>\\tsclient\T\TOMMY DUNLAP\New folder (137)\IMG_0048.JPG 1/26/2023</p>																													
Legal Description Lat/Long: 36.27159084 -95.61150044																																		
LOT 6 BLOCK 3 CLAREMORE ESTATES					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> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <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		/	PICKAR, ALLAN & ASHLEY	03/20/2024	305,000	YES																									
					/	SUMMERS, BRANDY	07/09/2019	160,000	19																									
					2707/126	SUMMERS, JASON &	06/26/2013	0	4																									
					2228/243	DODGE, N P JR	02/07/2012	98,000	YES																									
					2211/909	STELLAS, MICHAEL J &	10/14/2011	157,000	YES																									
					1130/27	CLAGG, GLEN L	07/30/1998	15,000	Yes																									
Parcel Valuation																																		
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	109.172	Current Tax																									
Remove Cap	2025		Land Value 97,901	97,901	11%	10,769	Assessed	34,728	3,791.32																									
Year Frozen	0		Improvements 217,811	217,811		23,959	Penalty	0																										
Uncapped Value	0		Mobile Home 0	0		0	Exemption	0	0.00																									
TIF Project ID	0		Total Value 315,712	315,712		34,728	Total Taxable	34,728	3,791.00																									
Assessment History																																		
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																									
2025	2025-660023768	ODOM, SAMANTHA & CHRISTIAN			21	305,000	0	33,550	3,663.00																									
2024	2024-660023768	ODOM, SAMANTHA & CHRISTIAN			21	261,830	1000	17,800	1,839.00																									
2023	2023-660023768	PICKAR, ALLAN & ASHLEY			21	165,933	1000	17,253	1,768.00																									
2022	2022-660023768	PICKAR, ALLAN & ASHLEY			21	168,822	1000	17,570	1,817.00																									
2021	2021-660023768	PICKAR, ALLAN & ASHLEY			21	178,693	1000	18,656	1,849.00																									
2020	2020-660023768	PICKAR, ALLAN & ASHLEY			21	180,251	1000	18,828	1,928.00																									
2019	2019-660023768	PICKAR, ALLAN & ASHLEY			21	108,133	0	11,895	1,225.00																									
2018	2018-660023768	SUMMERS, BRANDY			21	122,152	0	13,437	1,380.00																									
2017	2017-660023768	SUMMERS, JASON &			21	121,126	0	13,324	1,359.00																									
2016	2016-660023768	SUMMERS, JASON &			21	117,957	0	12,975	1,350.00																									
2015	2015-660023768	SUMMERS, JASON &			21	114,689	0	12,616	1,266.00																									
2014	2014-660023768	SUMMERS, JASON &			21	115,678	0	12,725	1,311.00																									
2013	2013-660023768	SUMMERS, JASON &			21	116,569	0	12,823	1,305.00																									



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Lot Data	Lot - NBHD 1208 #1		Primary Image
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	2.5621		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
	SIZE	0	
Method	Lot		
Base Lot Value	111,603.00 x .51 = 57,169		
Factor Value			
Adjustments	1.7125		
Lot Value	97,901		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% One Story
Exterior Wall	60% Veneer, Stone 40% Frame, Siding, Wood
Base/Total Area	2,458 / 2,458
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 3.0 /
Basement Area	
Garage Type	616 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1978 / 36



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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	291,007	118.39	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	5
Indicated Value	278,180 Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	217,811		
Lot Value	97,901		
Indicated Value	315,712	128.44	Per SqFt
Agland Value			
Site Improvements			
Total Value	315,712	128.44	Total Value Per SqFt

Cost Approach				Manual : 01/2025	
Base Cost	108.93	Total Misc Impr	+	9,696	
Roofing Adj	+ 5.18	Garage Cost	+	23,426	
Subfloor Adj	+ 0.00	Total RCN	=	371,515	
Heat/Cool Adj	+ 14.47	Depreciation (43%)	-	159,751	
Plumbing Adj	+ 9.09	Lump Sums	+	6,047	
Basement Adj	+ 0.00	RCNLD	=	217,811	
Adj Base Cost	= 137.67	Lot Value	+	97,901	
Total Area	x 2,458	Indicated Value	=	315,712	
Adjusted Cost	= 338,393	Value Per SqFt		128.44	

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	6,429.63		6,430
WODO	WOOD DECK - OPEN	58409	648		648	19.08	65%	4,327
WODO	WOOD DECK - OPEN	58410	14x14		196	25.07	65%	1,720
PRCH	SLAB PORCH - COVERED	58411	16x7		112	29.16		3,266

