



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
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Assessment Data					Primary Image									
Account	660024900													
Parcel ID	000000-00-0-00765-001-0016													
Cadastral ID	29-21-16-05840													
Property Type	REAL - Real Property													
Property Class	RRP	VI Area 1												
Tax Area	21 - CLAREMORE RURAL/VERD FIR													
Name ID	326511													
RODRIGUEZ, JUSTIN R & BETHANY B														
11646 E OAK ST CLAREMORE OK 74019-0000														
Parcel Location														
Situs	11646 E OAK ST													
Subdivision	SOUTHLAND ACRES													
Lot/Block	0016 / 0001	Parcel Size 1 - Lots												
Sec/Twn/Rng	29 / 21 / 16 / 5													
Neighborhood	1121 - R-V01-SW CLAREMORE													
School District	S001 - CLAREMORE SCHOOLS													
Legal Description Lat/Long: 36.26497217 -95.62145935														
Building Permits														
LOT 16 BLOCK 1 SOUTHLAND ACRES														
<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										
/	MCAFEE LAND LLC	11/30/2018	83,500	YES										
2408/804	RICE, MARIA	06/20/2014	67,500	YES										
2052/784	COBARRUBIO, DANIEL	08/17/2009	86,000											
2052/786	SIRVA RELOCATION LLC	08/12/2009	86,000	3										
1552/255	GARRETT, ROBERT B JR	12/18/2003	76,000	YES										
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	109.172	Current Tax						
Remove Cap	2019	Land Value	78,746	22,949	11%	2,524	Assessed	10,537	1,150.34					
Year Frozen	0	Improvements	91,894	72,846		8,013	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-92.00					
TIF Project ID	0	Total Value	170,640	95,795		10,537	Total Taxable	9,537	1,058.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660024900	RODRIGUEZ, JUSTIN R &	21	169,814	1000	9,231	1,024.00							
2024	2024-660024900	RODRIGUEZ, JUSTIN R &	21	182,359	1000	8,933	928.00							
2023	2023-660024900	RODRIGUEZ, JUSTIN R &	21	87,667	1000	8,643	891.00							
2022	2022-660024900	RODRIGUEZ, JUSTIN R &	21	89,296	1000	8,823	918.00							
2021	2021-660024900	RODRIGUEZ, JUSTIN R &	21	89,340	1000	8,827	880.00							
2020	2020-660024900	RODRIGUEZ, JUSTIN R &	21	88,023	1000	8,683	895.00							
2019	2019-660024900	RODRIGUEZ, JUSTIN R &	21	86,518	1000	8,517	887.00							
2018	2018-660024900	MCAFEE LAND LLC	21	92,133	0	8,907	915.00							
2017	2017-660024900	MCAFEE LAND LLC	21	91,452	0	8,483	865.00							
2016	2016-660024900	MCAFEE LAND LLC	21	89,331	0	8,079	840.00							
2015	2015-660024900	MCAFEE LAND LLC	21	69,947	0	7,694	772.00							
2014	2014-660024900	MCAFEE LAND LLC	21	57,563	2000	4,142	447.00							
2013	2013-660024900	RICE, MARIA	21	58,435	2000	3,964	424.00							




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Lot Data	Square-Foot - NBHD 1121 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 0.9039 Topography Street Access Utilities Amenities LAND QUALITY 0 1/2 LOT 0 Method Square-Foot Base Lot Value 39,373.00 x 2.00 = 78,746 Factor Value Adjustments 1.0000 Lot Value 78,746		 <p>\\tsclient\A\TOMMY DUNLAP\New folder (236)\IMG_0053.JPG 7/26/2023</p>

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	50% Veneer, Masonry 50% Frame, Siding, Vinyl
Base/Total Area	1,751 / 1,751
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,751
Fixture/RghIn	4 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	221 Carport - Gable Roof
Remodel	
Year/Eff Age	1968 / 44

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	121,681 69.49 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	
Indicated Value	

Value Reconciliation

Selected Approach	Cost Approach
Improvements	91,894
Lot Value	78,746
Indicated Value	170,640 97.45 Per SqFt
Agland Value	
Site Improvements	
Total Value	170,640 97.45 Total Value Per SqFt

Cost Approach Manual : 01/2025

Base Cost	88.27	Total Misc Impr	+	18,400
Roofing Adj	+ 3.85	Garage Cost	+	1,445
Subfloor Adj	+ 0.00	Total RCN	=	204,208
Heat/Cool Adj	+ 10.30	Depreciation (55%)	-	112,314
Plumbing Adj	+ 2.87	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	91,894
Adj Base Cost	= 105.29	Lot Value	+	78,746
Total Area	x 1,751	Indicated Value	=	170,640
Adjusted Cost	= 184,363	Value Per SqFt		97.45

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	4,576.55		4,577
PRCH	SLAB PORCH - COVERED	61161	49x3		147	20.83		3,062
EPSW	ENCLOSED PORCH - SOLID WALL	61162	18x11		198	54.35		10,761



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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	G	3		13	Carport, Gable Roof	221	1.000	221
2	M	PRCH		13	SLBC	147	1.000	147
3	M	EPSW		13	EPSW	198	1.000	198
4	R	1	Slab	13	1 St/Sl	1,751	1.000	1,751
Total Building Area						1,751		1,751



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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)					