



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
 Time 00:50:41  
 Page 1

Assessment Data					Primary Image																																																	
<b>Account</b> 660025836 <b>Parcel ID</b> 000000-00-0-00846-003-0010 <b>Cadastral ID</b> 30-21-16-06030 <b>Property Type</b> REAL - Real Property <b>Property Class</b> URP VI Area 1 <b>Tax Area</b> 85 - CLRM SD-VERD TOWN/FIRE <b>Name ID</b> 148034 TENNANT, STANLEY E JR & DORIS G REVOCABLE TRUST  23345 S TWIN OAKS DR CLAREMORE OK 74019-0364  <b>Parcel Location</b> <b>Situs</b> 23345 S TWIN OAKS DR <b>Subdivision</b> TWIN OAKS ESTATES <b>Lot/Block</b> 0010 / 0003 Parcel Size 1 - Lots <b>Sec/Twn/Rng</b> 30 / 21 / 16 / 5 <b>Neighborhood</b> 1113 - R-V01-SW CLAREMORE <b>School District</b> S001 - CLAREMORE SCHOOLS																																																						
<b>Legal Description</b> Lot/Long: 36.27429522 -95.64054922										<b>Building Permits</b>																																												
<b>Legal Description</b> LOT 10 BLOCK 3 TWIN OAKS ESTATES					<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																																								
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<b>Exemptions</b>					<b>Sale History</b>																																																	
<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>	<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>																																													
H	Homestead	Yes	1,000	1,000	/	TENNANT, STANLEY E JR &	06/06/2019	0	4																																													
					865/217		10/15/1991	64,500	No																																													
<b>Parcel Valuation</b>					<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>109.172</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>0</td> <td>Land Value 53,852</td> <td>25,497</td> <td>11%</td> <td>2,805</td> <td>Assessed</td> <td>9,481</td> <td>1,035.06</td> </tr> <tr> <td>Year Frozen</td> <td>2008</td> <td>Improvements 128,177</td> <td>60,688</td> <td> </td> <td>6,676</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>1,000</td> <td>-92.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 182,029</td> <td>86,185</td> <td> </td> <td>9,481</td> <td>Total Taxable</td> <td>8,481</td> <td>943.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	109.172	Current Tax	Remove Cap	0	Land Value 53,852	25,497	11%	2,805	Assessed	9,481	1,035.06	Year Frozen	2008	Improvements 128,177	60,688		6,676	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	1,000	-92.00	TIF Project ID	0	Total Value 182,029	86,185		9,481	Total Taxable	8,481	943.00
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<b>Assessment History</b>																																																						
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-660025836	TENNANT, STANLEY E JR &	85	179,062	1000	8,480	943.00																																															
2024	2024-660025836	TENNANT, STANLEY E JR &	85	187,229	1000	8,480	882.00																																															
2023	2023-660025836	TENNANT, STANLEY E JR &	85	135,157	1000	8,480	875.00																																															
2022	2022-660025836	TENNANT, STANLEY E JR &	85	133,288	1000	8,480	883.00																																															
2021	2021-660025836	TENNANT, STANLEY E JR &	85	137,011	1000	8,480	847.00																																															
2020	2020-660025836	TENNANT, STANLEY E JR &	85	137,795	1000	8,480	875.00																																															
2019	2019-660025836	TENNANT, STANLEY E JR &	85	122,560	1000	7,491	781.00																																															
2018	2018-660025836	TENNANT, STANLEY E JR &	85	127,788	1000	7,492	779.00																																															
2017	2017-660025836	TENNANT, STANLEY E JR &	85	126,748	1000	7,491	774.00																																															
2016	2016-660025836	TENNANT, STANLEY E JR &	85	123,560	1000	7,492	789.00																																															
2015	2015-660025836	TENNANT, STANLEY E JR &	85	122,720	1000	7,492	762.00																																															
2014	2014-660025836	TENNANT, STANLEY E JR &	85	125,029	1000	7,492	782.00																																															
2013	2013-660025836	TENNANT, STANLEY E JR &	85	118,121	1000	7,492	773.00																																															




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Date 04/17/2026  
Time 00:50:41  
Page 2

Lot Data	Square-Foot - NBHD 1113 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> 1 <b>Non-Ag Acres</b> 0.6181 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> LAND QUALITY 0 0 <b>Method</b> Square-Foot <b>Base Lot Value</b> 26,926.00 x 2.00 = 53,852 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 53,852		 <p>\\tsclient\T\TOMMY DUNLAP\New folder (147)\IMG_0083.JPG 2/21/2023</p>

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	2.5 - Fair
<b>Architecture</b>	
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	75% Veneer, Masonry 25% Frame, Siding, Wood
<b>Base/Total Area</b>	1,662 / 1,662
<b>Style</b>	100% One Story
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	1,662
<b>Fixture/RghIn</b>	8 /
<b>Bed/F/H Bath</b>	3 / 2.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	504 Attached Garage - Unfinished
<b>Remodel</b>	
<b>Year/Eff Age</b>	1974 / 39

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	100.06	<b>Total Misc Impr</b>	+ 6,827				
<b>Roofing Adj</b>	+ 4.33	<b>Garage Cost</b>	+ 13,810				
<b>Subfloor Adj</b>	+ -1.15	<b>Total RCN</b>	= 221,722				
<b>Heat/Cool Adj</b>	+ 11.47	<b>Depreciation ( 48%)</b>	- 106,427				
<b>Plumbing Adj</b>	+ 6.28	<b>Lump Sums</b>	+ 4,818				
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 120,113				
<b>Adj Base Cost</b>	= 120.99	<b>Lot Value</b>	+ 53,852				
<b>Total Area</b>	x 1,662	<b>Indicated Value</b>	= 173,965				
<b>Adjusted Cost</b>	= 201,085	<b>Value Per SqFt</b>	104.67				

### GRM Approach

<b>GRM Code</b>	
<b>Gross Rent</b>	0.00
<b>Indicated Value</b>	

### Multiple Regression

<b>MRA Code</b>	1 Test
<b>Adusted R</b>	0.8445
<b>Indicated Value</b>	176,271 106.06 Per SqFt

### Direct Comparables

<b>Selection Model</b>	A Adam Test
<b>Adjustment Model</b>	1 2022 Residential
<b>Comparables</b>	6
<b>Indicated Value</b>	184,060 Per SqFt

### Value Reconciliation

<b>Selected Approach</b>	Cost Approach
<b>Improvements</b>	120,113
<b>Lot Value</b>	53,852
<b>Indicated Value</b>	173,965 104.67 Per SqFt
<b>Agland Value</b>	
<b>Site Improvements</b>	8,064
<b>Total Value</b>	182,029 109.52 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	5,095.98		5,096
PRCH	SLAB PORCH - COVERED	63096		72	72	24.04		1,731
WODO	WOOD DECK - OPEN	63097	25x15		375	16.06	20%	4,818



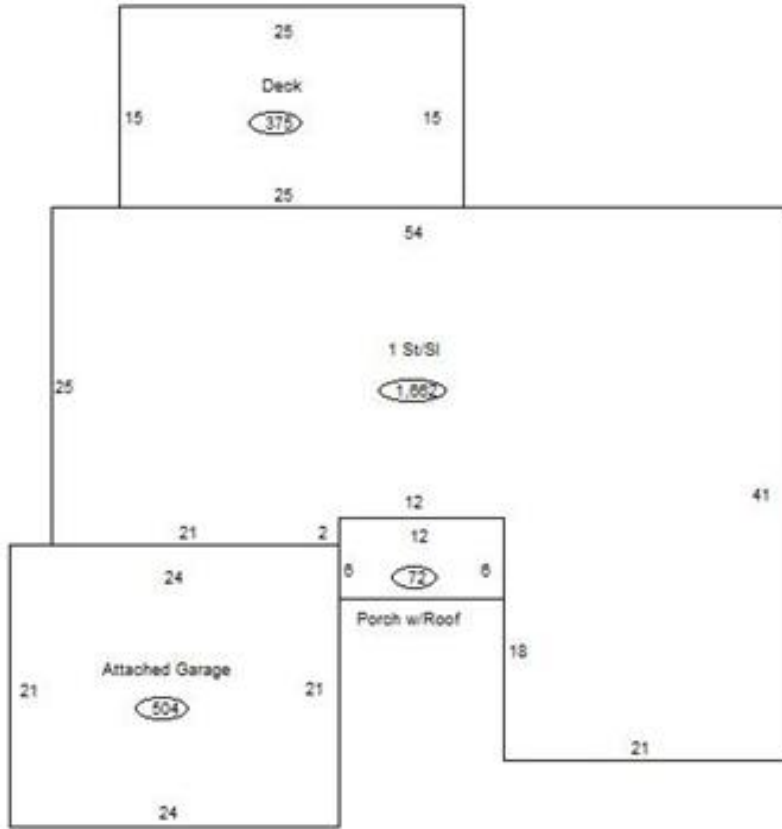
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Date 04/17/2026  
 Time 00:50:41  
 Page 3

Sketch Image

660025836



**Sketch Vector Information**

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,662	1.000	1,662
2	G	1		13	Attached Garage	504	1.000	504
3	M	PRCH		13	SLBC	72	1.000	72
4	M	WODO		13	WODO	375	1.000	375
<b>Total Building Area</b>						1,662		1,662



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Date 04/17/2026  
 Time 00:50:41  
 Page 4

660025836

### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	PFS	PORTABLE FRAME STRUCTURE	12x24x0			288	
	Qual 3	Cond 3	Year 2020	Eff Age	5		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (20% Phys/ % Func)</b>	<b>RCNLD</b>	
	Base Cost (35.00 x 288)		10,080		10,080	2,016	8,064
	STF	STG FAIR	0x0x0				
	Qual 2	Cond	Year	Eff Age			
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>	
	Base Cost (4.68 x )						
	STF	STG FAIR	0x0x0				
	Qual 2	Cond	Year	Eff Age			
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>	
	Base Cost (4.68 x )						
	STF	STG FAIR	0x0x0				
	Qual 2	Cond	Year	Eff Age			
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	Base Cost (4.68 x )						
	STF	STG FAIR	0x0x0				
	Qual 2	Cond	Year	Eff Age			
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	Base Cost (4.68 x )						