




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 660025870 Parcel ID 000000-00-0-00852-001-0011 Cadastral ID 30-21-16-09090 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 85 - CLRM SD-VERD TOWN/FIRE Name ID 267603 ROBBINS, JAMES E JR & CATHY R 23222 S CEDAR ST CLAREMORE OK 74019-0000 Parcel Location Situs 23222 S CEDAR ST Subdivision TWIN OAKS ESTATES III Lot/Block 0011 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 30 / 21 / 16 / 5 Neighborhood 1113 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS | | | | |  <p>\\tsclient\T\TOMMY DUNLAP\New folder (150)\IMG_0017.JPG 2/27/2023</p> | | | | | | | | | | | | | | |
| Legal Description Lat/Long: 36.27572685 -95.63478037 | | | | | | | | | | | | | | | | | | | |
| LOT 11 BLOCK 1 TWIN OAKS EST. 3 | | | | | 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 | | | | | | | | | | |
| HV | Veteran | Yes | 999,999 | 18,766 | 1267/109 | TILLMAN, GREGORY W & | 01/25/2001 | 140,000 | Yes | | | | | | | | | | |
| H | Homestead | No | 1,000 | | 1126/901 | TIEMANN, CLAUDE F | 08/14/1998 | 121,000 | Yes | | | | | | | | | | |
| | | | | | 809/134 | | | 95,500 | No | | | | | | | | | | |
| Parcel Valuation | | | | | | | | | | | | | | | | | | | |
| Source | REAL | | Fair Cash | Capped | Asmnt Level | Assessed | Levy Rate | 109.172 | Current Tax | | | | | | | | | | |
| Remove Cap | 2002 | | Land Value | 47,360 | 32,726 | 11% | 3,600 | Assessed | 18,766 | 2,048.72 | | | | | | | | | |
| Year Frozen | 2016 | | Improvements | 199,529 | 137,873 | | 15,166 | Penalty | 0 | | | | | | | | | | |
| Uncapped Value | 0 | | Mobile Home | 0 | 0 | | 0 | Exemption | 18,766 | -1,735.00 | | | | | | | | | |
| TIF Project ID | 0 | | Total Value | 246,889 | 170,599 | | 18,766 | Total Taxable | 0 | 314.00 | | | | | | | | | |
| Assessment History | | | | | | | | | | | | | | | | | | | |
| Tax Year | Statement Number | Billed Owner | | | Tax Area | Total Value | Exemptions | Taxable Value | Billed Tax | | | | | | | | | | |
| 2025 | 2025-660025870 | ROBBINS, JAMES E JR & CATHY R | | | 85 | 239,973 | 18766 | | 314.00 | | | | | | | | | | |
| 2024 | 2024-660025870 | ROBBINS, JAMES E JR & CATHY R | | | 85 | 252,258 | 1000 | 17,766 | 1,835.00 | | | | | | | | | | |
| 2023 | 2023-660025870 | ROBBINS, JAMES E JR & CATHY R | | | 85 | 175,721 | 1000 | 17,766 | 1,820.00 | | | | | | | | | | |
| 2022 | 2022-660025870 | ROBBINS, JAMES E JR & CATHY R | | | 85 | 172,942 | 1000 | 17,765 | 1,838.00 | | | | | | | | | | |
| 2021 | 2021-660025870 | ROBBINS, JAMES E JR & CATHY R | | | 85 | 179,279 | 1000 | 17,766 | 1,762.00 | | | | | | | | | | |
| 2020 | 2020-660025870 | ROBBINS, JAMES E JR & CATHY R | | | 85 | 176,277 | 1000 | 17,765 | 1,820.00 | | | | | | | | | | |
| 2019 | 2019-660025870 | ROBBINS, JAMES E JR & CATHY R | | | 85 | 171,466 | 1000 | 17,766 | 1,838.00 | | | | | | | | | | |
| 2018 | 2018-660025870 | ROBBINS, JAMES E JR & CATHY R | | | 85 | 177,080 | 1000 | 17,766 | 1,835.00 | | | | | | | | | | |
| 2017 | 2017-660025870 | ROBBINS, JAMES E JR & CATHY R | | | 85 | 175,538 | 1000 | 17,766 | 1,823.00 | | | | | | | | | | |
| 2016 | 2016-660025870 | ROBBINS, JAMES E JR & CATHY R | | | 85 | 170,944 | 1000 | 17,766 | 1,858.00 | | | | | | | | | | |
| 2015 | 2015-660025870 | ROBBINS, JAMES E JR & CATHY R | | | 85 | 171,747 | 1000 | 17,219 | 1,738.00 | | | | | | | | | | |
| 2014 | 2014-660025870 | ROBBINS, JAMES E JR & CATHY R | | | 85 | 173,223 | 1000 | 16,689 | 1,730.00 | | | | | | | | | | |
| 2013 | 2013-660025870 | ROBBINS, JAMES E JR & CATHY R | | | 85 | 164,044 | 1000 | 16,174 | 1,657.00 | | | | | | | | | | |



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| Lot Data | Square-Foot - NBHD 1113 #1 | Primary Image |
|-----------------|----------------------------|---------------|
| Lot Size | | |
| Lot Count | | |
| Units Buildable | 1 | |
| Non-Ag Acres | 0.5436 | |
| Topography | | |
| Street Access | | |
| Utilities | | |
| Amenities | LAND QUALITY | |
| | 0 | |
| | 0 | |
| Method | Square-Foot | |
| Base Lot Value | 23,680.00 x 2.00 = 47,360 | |
| Factor Value | | |
| Adjustments | 1.0000 | |
| Lot Value | 47,360 | |

| Residential Data | |
|------------------|---|
| Type | 1 Single Family Residence |
| Condition | 3 - Average |
| Quality | 3 - Average |
| Architecture | |
| Style | 100% 1 1/2 Story Finished |
| Exterior Wall | 50% Veneer, Stone 50% Frame, Siding, Vinyl |
| Base/Total Area | 2,150 / 2,654 |
| Style | 100% 1 1/2 Story Finished |
| HVAC | 100% Warmed & Cooled Air |
| Roof Cover | 1 Composition Shingle |
| Area on Slab | 2,150 |
| Fixture/RghIn | 14 / |
| Bed/F/H Bath | 4 / 3.0 / |
| Basement Area | |
| Garage Type | 1,318 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 | 337,090 | 127.01 | Per SqFt |

| Direct Comparables | |
|--------------------|--------------------|
| Selection Model | A Adam Test |
| Adjustment Model | 1 2022 Residential |
| Comparables | 5 |
| Indicated Value | 299,030 Per SqFt |

| Cost Approach | | | | Manual : 01/2025 | | | |
|---------------|-----------|---------------------|-----------|------------------|--|--|--|
| Base Cost | 93.38 | Total Misc Impr | + 10,899 | | | | |
| Roofing Adj | + 3.74 | Garage Cost | + 39,263 | | | | |
| Subfloor Adj | + -1.77 | Total RCN | = 356,301 | | | | |
| Heat/Cool Adj | + 12.64 | Depreciation (44%) | - 156,772 | | | | |
| Plumbing Adj | + 7.36 | Lump Sums | + 0 | | | | |
| Basement Adj | + 0.00 | RCNLD | = 199,529 | | | | |
| Adj Base Cost | = 115.35 | Lot Value | + 47,360 | | | | |
| Total Area | x 2,654 | Indicated Value | = 246,889 | | | | |
| Adjusted Cost | = 306,139 | Value Per SqFt | 93.03 | | | | |

| Value Reconciliation | | | |
|----------------------|---------------|-------|----------------------|
| Selected Approach | Cost Approach | | |
| Improvements | 199,529 | | |
| Lot Value | 47,360 | | |
| Indicated Value | 246,889 | 93.03 | Per SqFt |
| Agland Value | | | |
| Site Improvements | | | |
| Total Value | 246,889 | 93.03 | Total Value Per SqFt |

| Miscellaneous Improvements | | | | | | | | |
|----------------------------|----------------------|-----------|------|------|-------|-----------|------|-------|
| Code | Description | Sketch ID | Size | Year | Units | Unit Cost | Depr | Value |
| PRCH | SLAB PORCH - COVERED | 63231 | 8x8 | | 64 | 26.73 | | 1,711 |
| PRCH | SLAB PORCH - COVERED | 63234 | 356 | | 356 | 25.81 | | 9,188 |



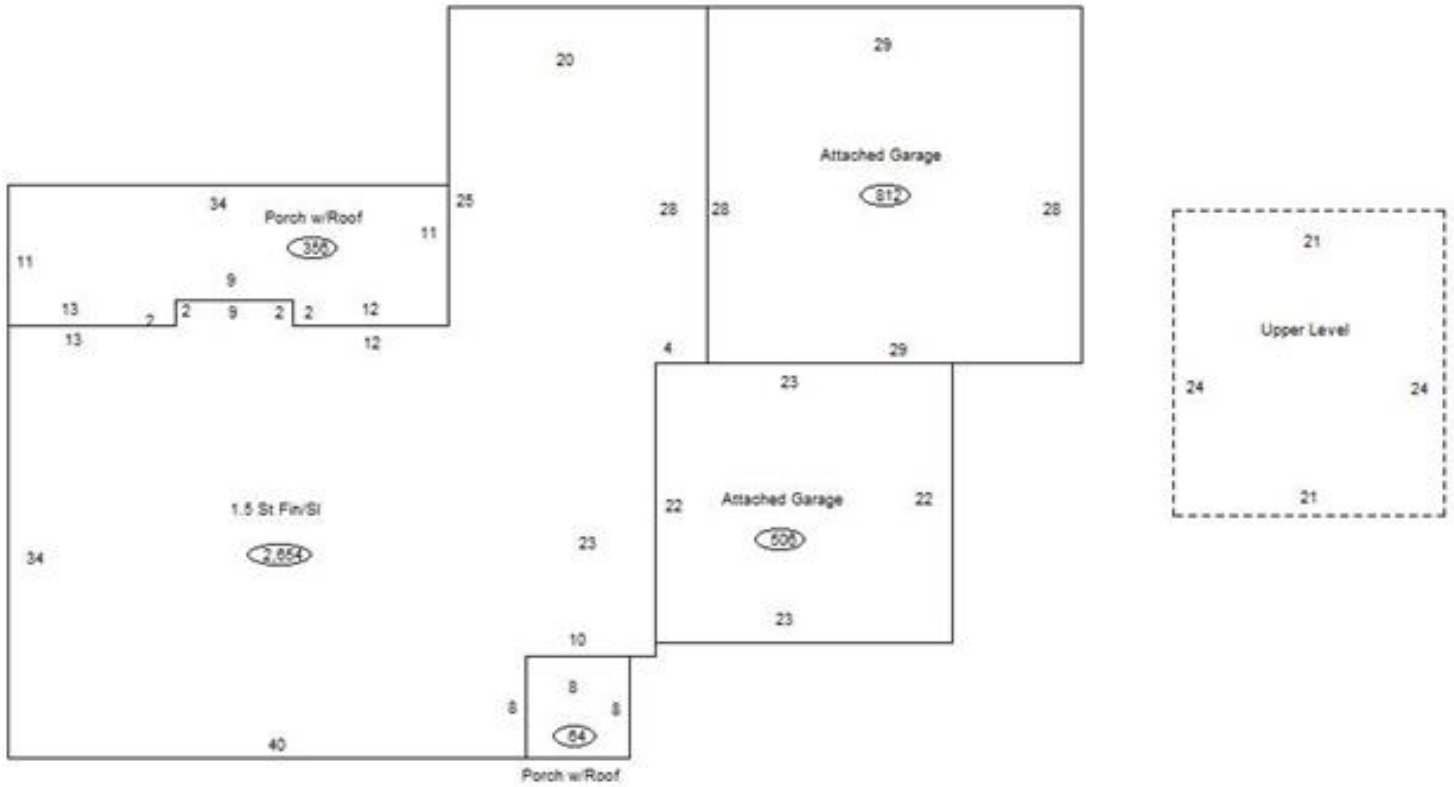
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Sketch Image

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Sketch Vector Information

| Sequence | Code | Type | Built Over | Scale | Section Label | Base Area | Multiplier | Total Area |
|----------------------------|------|------|------------|-------|-----------------|-----------|------------|------------|
| 1 | R | 5 | Slab | 13 | 1.5 St Fin/Sl | 2,150 | 1.234 | 2,654 |
| 2 | G | 1 | | 13 | Attached Garage | 506 | 1.000 | 506 |
| 3 | M | PRCH | | 13 | SLBC | 64 | 1.000 | 64 |
| 4 | U | ^UL | Overhang | 13 | Upper Level | 504 | 1.000 | 504 |
| 5 | G | 1 | | 13 | Attached Garage | 812 | 1.000 | 812 |
| 6 | M | PRCH | | 13 | SLBC | 356 | 1.000 | 356 |
| Total Building Area | | | | | | 2,150 | | 2,654 |



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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) | | | | | |