




# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																	
<b>Account</b> 660025901 <b>Parcel ID</b> 000000-00-0-00855-001-0014 <b>Cadastral ID</b> 30-21-16-10300 <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> 333018 TABOADA, EVAN & MONIKA C & THOMAS V SKRIVAN  10817 E SYCAMORE AVE CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 10817 E SYCAMORE AVE <b>Subdivision</b> TWIN OAKS 4 <b>Lot/Block</b> 0014 / 0001 <b>Parcel Size</b> 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					 <p>\\tsclient\T\TOMMY DUNLAP\New folder (152)\IMG_0022.JPG 3/1/2023</p>																																																	
<b>Legal Description</b> Lot/Long: 36.27779855 -95.63502745																																																						
LOT 14 BLOCK 1 TWIN OAKS 4					<b>Building Permits</b> <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	/	FERRELL, MELISSA L & DAVID E	12/10/2020	209,500	YES																																													
					1159/246	MCCANN, KENT D & PATRICIA~A	02/25/1999	86,500	Yes																																													
					983/672	ROBINSON, DARLA	03/07/1995	80,000	Yes																																													
					924/555	HOLMES, JOE &	08/06/1993	72,000	Yes																																													
<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>2021</td> <td>Land Value 38,026</td> <td>29,706</td> <td>11%</td> <td>3,268</td> <td>Assessed</td> <td>14,346</td> <td>1,566.18</td> </tr> <tr> <td>Year Frozen</td> <td>2023</td> <td>Improvements 128,918</td> <td>100,709</td> <td> </td> <td>11,078</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 166,944</td> <td>130,415</td> <td> </td> <td>14,346</td> <td>Total Taxable</td> <td>13,346</td> <td>1,474.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	109.172	Current Tax	Remove Cap	2021	Land Value 38,026	29,706	11%	3,268	Assessed	14,346	1,566.18	Year Frozen	2023	Improvements 128,918	100,709		11,078	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	1,000	-92.00	TIF Project ID	0	Total Value 166,944	130,415		14,346	Total Taxable	13,346	1,474.00
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	109.172	Current Tax																																														
Remove Cap	2021	Land Value 38,026	29,706	11%	3,268	Assessed	14,346	1,566.18																																														
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<b>Assessment History</b>																																																						
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-660025901	TABOADA, EVAN & MONIKA C &	85	160,560	1000	13,346	1,474.00																																															
2024	2024-660025901	TABOADA, EVAN & MONIKA C &	85	169,236	1000	13,345	1,381.00																																															
2023	2023-660025901	TABOADA, EVAN & MONIKA C &	85	130,415	1000	13,346	1,370.00																																															
2022	2022-660025901	TABOADA, EVAN & MONIKA C &	85	128,666	0	14,153	1,456.00																																															
2021	2021-660025901	TABOADA, EVAN & MONIKA C &	85	134,399	0	14,784	1,457.00																																															
2020	2020-660025901	FERRELL, MELISSA L & DAVID E	85	132,218	1000	13,481	1,383.00																																															
2019	2019-660025901	FERRELL, MELISSA L & DAVID E	85	127,807	1000	13,059	1,355.00																																															
2018	2018-660025901	FERRELL, MELISSA L & DAVID E	85	133,006	1000	13,631	1,411.00																																															
2017	2017-660025901	FERRELL, MELISSA L & DAVID E	85	131,912	1000	13,510	1,388.00																																															
2016	2016-660025901	FERRELL, MELISSA L & DAVID E	85	128,569	1000	13,133	1,377.00																																															
2015	2015-660025901	FERRELL, MELISSA L & DAVID E	85	125,151	1000	12,721	1,286.00																																															
2014	2014-660025901	FERRELL, MELISSA L & DAVID E	85	126,157	1000	12,322	1,280.00																																															
2013	2013-660025901	FERRELL, MELISSA L & DAVID E	85	120,267	1000	11,934	1,225.00																																															



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Lot Data	Square-Foot - NBHD 1113 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	0.4365	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	19,013.00 x 2.00 = 38,026	
Factor Value		
Adjustments	1.0000	
Lot Value	38,026	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	50% Veneer, Masonry 50% Frame, Siding, Wood
Base/Total Area	1,655 / 1,655
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,655
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	550 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1979 / 35

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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	177,016	106.96	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	179,620		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	100.49	Total Misc Impr	+	9,654			
Roofing Adj	+ 4.43	Garage Cost	+	14,784			
Subfloor Adj	+ -1.15	Total RCN	=	229,228			
Heat/Cool Adj	+ 11.47	Depreciation ( 44%)	-	100,860			
Plumbing Adj	+ 8.50	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	128,368			
Adj Base Cost	= 123.74	Lot Value	+	38,026			
Total Area	x 1,655	Indicated Value	=	166,394			
Adjusted Cost	= 204,790	Value Per SqFt		100.54			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	128,368		
Lot Value	38,026		
Indicated Value	166,394	100.54	Per SqFt
Agland Value			
Site Improvements	550		
Total Value	166,944	100.87	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	63367	9x4		36	24.16		870
PATO	SLAB PORCH - OPEN	63368	11x10		110	10.76		1,184
PATO	SLAB PORCH - OPEN	125014	296		296	8.46		2,504





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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	
	<b>Valuation Summary</b> Base Cost (4.68 x )		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>
	ODFP	Outdoor Fireplace/Firepit	0x0x0			1
	Qual	3	Cond 3	Year	Eff Age 1520	
	<b>Valuation Summary</b> Base Cost (2,751.55 x 1)		2,752	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>
				2,752	2,202	550