



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 660027448 Parcel ID 22N17E-31-1-00000-000-0000 Cadastral ID 31-22-17-00300 Property Type REAL - Real Property Property Class RA VI Area 2 Tax Area 94 - SEQUOYAH/TRI-DISTRICT FI Name ID 344879 CLAREMONT FARM LLC	

16512 E 460 RD
CLAREMORE OK 74017-0000

Parcel Location

Situs 16512 E 460 RD
Subdivision
Lot/Block / **Parcel Size** 20 - Acres
Sec/Twn/Rng 31 / 22 / 17 / 1
Neighborhood 4070 - FOYIL SEQUOYAH AREA
School District S006 - SEQUOYAH SCHOOLS

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Legal Description	Lat/Long: 36.34903078 -95.53295075	Building Permits										
W/2 NW/4 NE/4.		<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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Exemptions	Sale History																																			
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Parcel Valuation								
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	98.320	Current Tax
Remove Cap	2025	Land Value	1,836	1,836	11%	Assessed	35,937	3,533.33
Year Frozen	0	Improvements	341,621	324,864		Penalty	0	
Uncapped Value	0	Mobile Home	0	0		Exemption	1,000	-88.00
TIF Project ID	0	Total Value	343,457	326,700		Total Taxable	34,937	3,445.00

Assessment History								
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	
2025	2025-660027448	THOMPSON, SUSAN KATHRYN &	94	317,185	1000	33,890	3,342.00	
2024	2024-660027448	THOMPSON, SUSAN KATHRYN &	94	294,519	0	29,605	3,100.00	
2023	2023-660027448	OAK HILL RANCH LLC	94	261,298	0	28,743	3,069.00	
2022	2022-660027448	OAK HILL RANCH LLC	94	254,654	0	28,012	3,019.00	
2021	2021-660027448	OAK HILL RANCH LLC	94	280,745	0	30,882	3,217.00	
2020	2020-660027448	OAK HILL RANCH LLC	94	275,462	0	30,211	3,143.00	
2019	2019-660027448	OAK HILL RANCH LLC	94	266,648	1000	28,331	2,918.00	
2018	2018-660027448	OAK HILL RANCH LLC	94	277,182	1000	29,490	3,069.00	
2017	2017-660027448	OAK HILL RANCH LLC	94	272,663	1000	28,993	2,978.00	
2016	2016-660027448	OAK HILL RANCH LLC	94	266,477	1000	28,221	2,888.00	
2015	2015-660027448	OAK HILL RANCH LLC	94	257,912	1000	27,370	2,860.00	
2014	2014-660027448	OAK HILL RANCH LLC	94	261,047	0	28,147	2,877.00	
2013	2013-660027448	CRESTVIEW FARM LLC	94	249,226	0	27,327	2,753.00	



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Units Buildable - FOYIL SEQUOYAH AREA (UNITS BUILDABLE)	
Lot Size	
Lot Count	
Units Buildable	
Non-Ag Acres	0
Topography	
Street Access	
Utilities	
Amenities	LAND QUALITY
Method	Units-Buildable
Base Lot Value	
Factor Value	
Adjustments	
Lot Value	



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4 - Good
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,586 / 2,586
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,586
Fixture/RghIn	13 /
Bed/F/H Bath	3 / 2.5 /
Basement Area	
Garage Type	528 Attached Garage - Finished
Remodel	
Year/Eff Age	1977 / 37

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adusted R	
Indicated Value	

Direct Comparables	
Selection Model	1 Res
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

Cost Approach		Manual : 01/2025	
Base Cost	112.63	Total Misc Impr	+ 27,887
Roofing Adj	+ 5.78	Garage Cost	+ 31,759
Subfloor Adj	+ -4.57	Total RCN	= 419,669
Heat/Cool Adj	+ 16.31	Depreciation (44%)	- 184,654
Plumbing Adj	+ 9.07	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 235,015
Adj Base Cost	= 139.22	Lot Value	+ 235,015
Total Area	x 2,586	Indicated Value	= 235,015
Adjusted Cost	= 360,023	Value Per SqFt	90.88

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	235,015		
Lot Value			
Indicated Value	235,015	90.88	Per SqFt
Agland Value	1,836		
Site Improvements	106,606		
Total Value	578,472	223.69	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	7,243.87		7,244
PRCH	SLAB PORCH - COVERED	66496		488	488	31.35		15,299
PRCH	SLAB PORCH - COVERED	66497		12x6	72	32.96		2,373
PATO	SLAB PORCH - OPEN	66498		16x15	240	12.38		2,971



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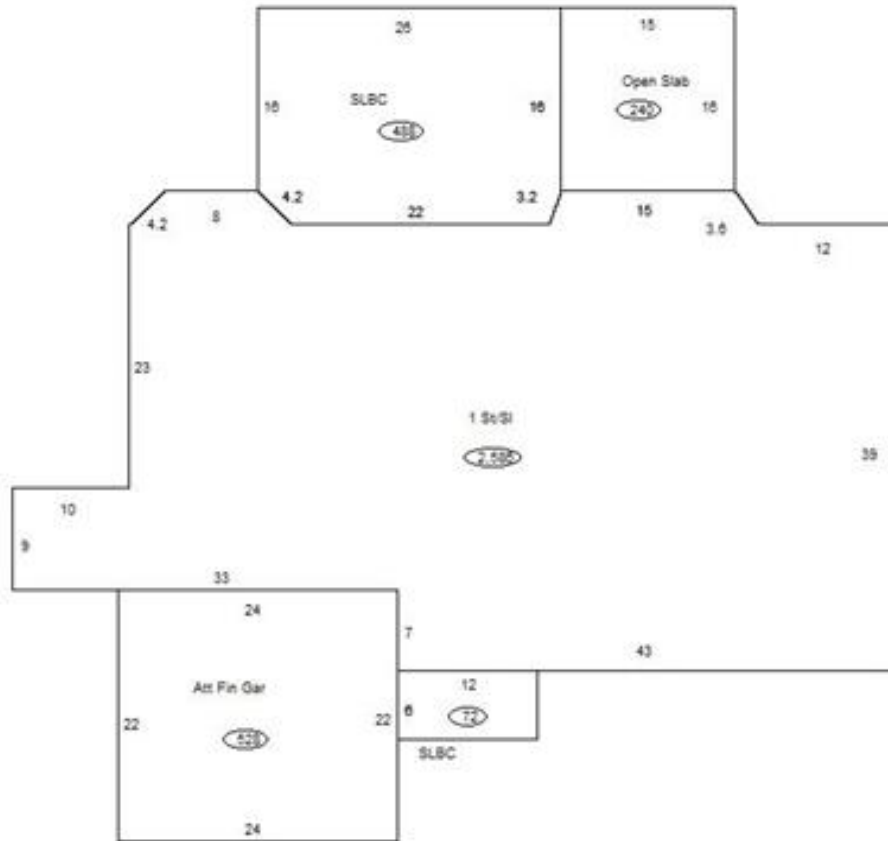
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	2,586	1.000	2,586
2	G	5		13	Att Fin Gar	528	1.000	528
3	M	PRCH		13	SLBC	488	1.000	488
4	M	PRCH		13	SLBC	72	1.000	72
5	M	PATO		13	Open Slab	240	1.000	240
Total Building Area						2,586		2,586



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BARN	BARN	0x0x0			780
	Qual	3	Cond 3	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (50% Phys/ % Func)	RCNLD
	Base Cost (10.48 x 780)		8,174		8,174	4,087
	BARN	BARN	0x0x0			320
	Qual	3	Cond 3	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (30% Phys/ % Func)	RCNLD
	Base Cost (10.48 x 320)		3,354		3,354	1,006
	BARN	BARN	0x0x0			1,440
	Qual	3	Cond 3	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (10% Phys/ % Func)	RCNLD
	Base Cost (9.88 x 1,440)		14,227		14,227	1,423
	LT	LEAN-TO				416
	Qual	3	Cond 3	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (55% Phys/ % Func)	RCNLD
	Base Cost (2.92 x 416)		1,215		1,215	668
	LT	LEAN-TO				200
	Qual	3	Cond 3	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (55% Phys/ % Func)	RCNLD
	Base Cost (2.92 x 200)		584		584	321
	LT	LEAN-TO				432
	Qual	3	Cond 3	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (10% Phys/ % Func)	RCNLD
	Base Cost (2.92 x 432)		1,261		1,261	126
	UTIL	SHOP BUILDING	0x0x0			2,400
	Qual	3	Cond 3	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (10% Phys/ % Func)	RCNLD
	Base Cost (26.95 x 2,400)		64,680		64,680	6,468



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	GRDT	GARAGE - DETACHED	0x0x0			720
	Qual	3	Cond 3	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (25% Phys/ % Func)	RCNLD
	Base Cost (27.24 x 720)	19,613		19,613	4,903	14,710
	SV	SWIM VINYL	0x0x0			1
	Qual	3	Cond 3	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (50% Phys/ % Func)	RCNLD
	Base Cost (25,000.00 x 1)	25,000		25,000	12,500	12,500



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Agland Inventory

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Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
BC	BATES-COLLINSVILLE COMPLE	NTV PST	51			12.725	122	122	1,558	1,558
HC	HECTOR STONY SANDY LOAM	TMBR	20			7.138	36	36	257	257
LKB	LINKER FINE SANDY LOAM 1-	NTV PST	63			.138	151	151	21	21
NTV PST Totals						20.000			1,836	1,836
Total Agland						20.000			1,836	1,836