



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
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Assessment Data					Primary Image				
Account	660031505								
Parcel ID	000000-00-0-00075-002-0016								
Cadastral ID	36-21-15-08350								
Property Type	REAL - Real Property								
Property Class	URP	VI Area 4							
Tax Area	80 - VERDIGRIS TOWN/ VERDIGRI								
Name ID	285515								
CAZARES, GUADALUPE JR									
24932 SW HEARTWOOD CLAREMORE OK 74017-0000									
Parcel Location									
Situs	24932 HEARTWOOD								
Subdivision	BRIDGEPORT 1								
Lot/Block	0016 / 0002	Parcel Size 1 - Lots							
Sec/Twn/Rng	36 / 21 / 15 / 5								
Neighborhood	1109 - R-V03-SW VERDIGRIS								
School District	S008 - VERDIGRIS SCHOOLS								
Legal Description Lat/Long: 36.25091330 -95.66320063									
Building Permits									
LOT 16 BLOCK 2 BRIDGEPORT 1									
Exemptions									
Code	Type	Active	Maximum	Exemption	Sale History				
					Bk/Pg	Grantor	Date	Price	Code
					1591/259	LANGLEY, BRYCE A & TRACI M	05/21/2004	85,000	YES
					1033/855	VREELAND, FRANK	07/30/1996	61,500	Yes
					1020/498	HILLCREST PROPERTIES, INC	03/29/1996	7,000	Yes
Parcel Valuation									
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	104.132	Current Tax
Remove Cap	2005	Land Value	53,835	48,525	11%	5,338	Assessed	17,899	1,863.86
Year Frozen	0	Improvements	114,192	114,192		12,561	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	168,027	162,717		17,899	Total Taxable	17,899	1,864.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660031505	CAZARES, GUADALUPE JR			80	166,996	0	17,047	1,775.00
2024	2024-660031505	CAZARES, GUADALUPE JR			80	171,429	0	16,235	1,556.00
2023	2023-660031505	CAZARES, GUADALUPE JR			80	145,454	0	15,462	1,459.00
2022	2022-660031505	CAZARES, GUADALUPE JR			80	145,570	0	14,726	1,416.00
2021	2021-660031505	CAZARES, GUADALUPE JR			80	135,779	0	14,025	1,312.00
2020	2020-660031505	CAZARES, GUADALUPE JR			80	125,796	0	13,357	1,253.00
2019	2019-660031505	CAZARES, GUADALUPE JR			80	115,642	0	12,721	1,212.00
2018	2018-660031505	CAZARES, GUADALUPE JR			80	117,721	0	12,949	1,234.00
2017	2017-660031505	CAZARES, GUADALUPE JR			80	116,796	0	12,848	1,227.00
2016	2016-660031505	CAZARES, GUADALUPE JR			80	113,933	0	12,533	1,201.00
2015	2015-660031505	CAZARES, GUADALUPE JR			80	111,719	0	12,289	1,187.00
2014	2014-660031505	CAZARES, GUADALUPE JR			80	113,589	0	12,495	1,142.00
2013	2013-660031505	CAZARES, GUADALUPE JR			80	112,030	0	11,933	1,130.00




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Lot Data	Square-Foot - NBHD 1109 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 0.2349 Topography Street Access Utilities Amenities 0 Method Square-Foot Base Lot Value 10,230.00 x 5.26 = 53,835 Factor Value Adjustments 1.0000 Lot Value 53,835		 <p>\\tsclient\T\TOM\COMMERCIAL PICS\2022-06-16\IMG_0034.JPG 6/16/2022</p>

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	95% Frame, Siding, Wood 5% Veneer, Masonry
Base/Total Area	1,155 / 1,155
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,155
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	399 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1996 / 23

Cost Approach				Manual : 01/2025			
Base Cost	100.45	Total Misc Impr	+ 4,155	Garage Cost	+ 11,679	Total RCN	= 163,131
Roofing Adj	+ 4.60	Depreciation (30%)	- 48,939	Lump Sums	+ 0	RCNLD	= 114,192
Subfloor Adj	+ -1.18	Lot Value	+ 53,835	Indicated Value	= 168,027	Value Per SqFt	145.48
Heat/Cool Adj	+ 11.47						
Plumbing Adj	+ 12.19						
Basement Adj	+ 0.00						
Adj Base Cost	= 127.53						
Total Area	x 1,155						
Adjusted Cost	= 147,297						

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1 Test		
Adusted R	0.8445		
Indicated Value	150,051	129.91	Per SqFt

Direct Comparables			
Selection Model	A Adam Test		
Adjustment Model	1 2022 Residential		
Comparables	8		
Indicated Value	157,340		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	114,192		
Lot Value	53,835		
Indicated Value	168,027	145.48	Per SqFt
Agland Value			
Site Improvements			
Total Value	168,027	145.48	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	74870	10x7		70	24.05		1,684
PATO	SLAB PORCH - OPEN	74871	24x12		288	8.58		2,471



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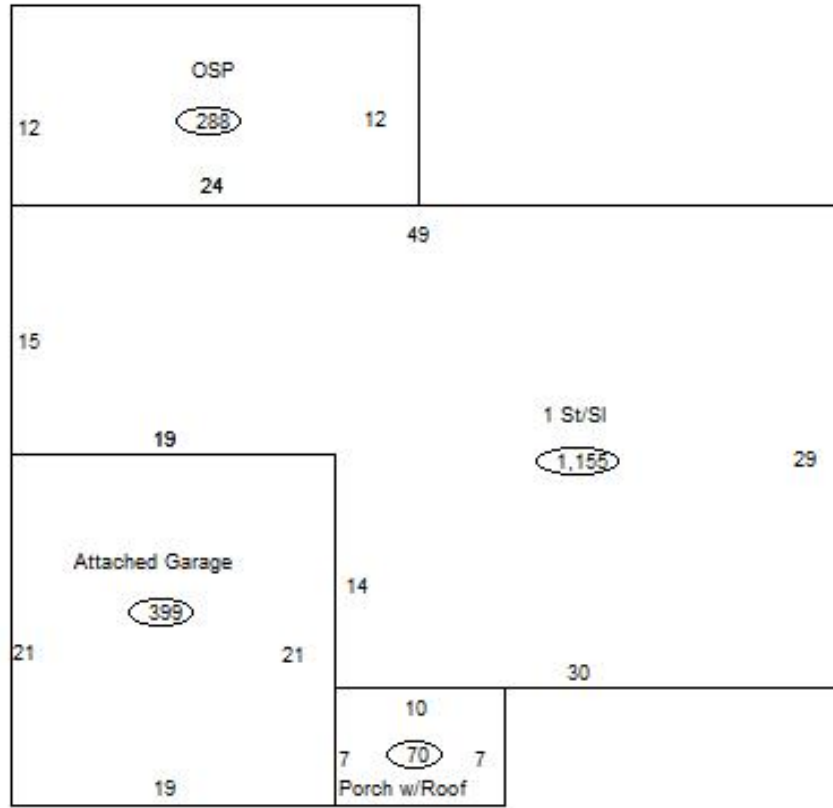
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Sketch Image

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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/Sl	1,155	1.000	1,155
2	G	1		13	Attached Garage	399	1.000	399
3	M	PRCH		13	SLBC	70	1.000	70
4	M	PATO		13	Open Slab	288	1.000	288
Total Building Area						1,155		1,155



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	0x0x0			
	Qual	Cond	Year	Eff Age		
Valuation Summary			Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
		Base Cost (4.68 x)				