



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 660052181 Parcel ID 21N15E-13-3-00000-000-0000 Cadastral ID 13-21-15-01120 Property Type REAL - Real Property Property Class RR VI Area 4 Tax Area 18 - CLAREMORE RURAL/W/O FIRE Name ID 255163 SMITH, EUGENE C JR & JENNIFER J 9100 E 496 RD CLAREMORE OK 74019-0000 Parcel Location Situs 09100 E 496 RD Subdivision Lot/Block / Parcel Size 2.5 - Acres Sec/Twn/Rng 13 / 21 / 15 / 3 Neighborhood 6080 - UNPLATTED School District S001 - CLAREMORE SCHOOLS					<p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0808\IMG_0017. 8/8/2022</p>																													
Legal Description Lat/Long: 36.29693441 -95.66588701																																		
E 254.45', W 969.49', S 304.6' & E 154.32', W 869.36', S 203.23', N 963.60' NW SW					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> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <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																									
H	Homestead	Yes	1,000	1,000	2540/48	SMITH, EUGENE C JR &	03/10/2011	0	4																									
					1172/939	NELSON, GARY DWAYNE & RAQUEL	05/18/1999	124,000	Yes																									
					1016/95	NADING, JERRY D &	02/12/1996	106,500	No																									
					912/418	SUNCRAFT HOMES INC &	04/16/1993	94,500	Yes																									
					897/288	TAYRIEN, ROBERT C &	10/23/1992	12,000	Yes																									
Parcel Valuation																																		
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax																									
Remove Cap	2000		Land Value 42,778	42,778	11%	4,706	Assessed	27,602	2,551.25																									
Year Frozen	0		Improvements 222,402	208,139		22,896	Penalty	0																										
Uncapped Value	0		Mobile Home 0	0		0	Exemption	1,000	-92.00																									
TIF Project ID	0		Total Value 265,180	250,917		27,602	Total Taxable	26,602	2,459.00																									
Assessment History																																		
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																									
2025	2025-660052181	SMITH, EUGENE C JR &			18	256,866	1000	25,797	2,384.00																									
2024	2024-660052181	SMITH, EUGENE C JR			18	270,333	1000	25,017	2,312.00																									
2023	2023-660052181	SMITH, EUGENE C JR			18	239,802	1000	24,259	2,222.00																									
2022	2022-660052181	SMITH, EUGENE C JR			18	241,652	1000	23,523	2,178.00																									
2021	2021-660052181	SMITH, EUGENE C JR			18	225,643	1000	22,809	2,014.00																									
2020	2020-660052181	SMITH, EUGENE C JR			18	217,462	1000	22,115	2,025.00																									
2019	2019-660052181	SMITH, EUGENE C JR			18	204,021	1000	21,443	1,986.00																									
2018	2018-660052181	SMITH, EUGENE C JR			18	209,433	1000	22,038	2,036.00																									
2017	2017-660052181	SMITH, EUGENE C JR			18	207,831	1000	21,862	2,005.00																									
2016	2016-660052181	SMITH, EUGENE C JR			18	202,970	1000	21,327	1,999.00																									
2015	2015-660052181	SMITH, EUGENE C JR &			18	197,053	1000	20,676	1,861.00																									
2014	2014-660052181	SMITH, EUGENE C JR &			18	198,606	1000	20,308	1,883.00																									
2013	2013-660052181	SMITH, EUGENE C JR &			18	188,065	1000	19,688	1,802.00																									



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Lot Data	Square-Foot - NBHD 6080 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	2.5	
Non-Ag Acres	0.854	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	37,198.00 x 1.15 = 42,778	
Factor Value		
Adjustments	1.0000	
Lot Value	42,778	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,021 / 2,021
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,021
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	480 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1993 / 25



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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	254,066	125.71	Per SqFt

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

Cost Approach				Manual : 01/2025			
Base Cost	107.23	Total Misc Impr	+	11,774			
Roofing Adj	+ 4.69	Garage Cost	+	15,422			
Subfloor Adj	+ -2.19	Total RCN	=	290,007			
Heat/Cool Adj	+ 12.64	Depreciation (31%)	-	89,902			
Plumbing Adj	+ 7.67	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	200,105			
Adj Base Cost	= 130.04	Lot Value	+	42,778			
Total Area	x 2,021	Indicated Value	=	242,883			
Adjusted Cost	= 262,811	Value Per SqFt		120.18			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	200,105		
Lot Value	42,778		
Indicated Value	242,883	120.18	Per SqFt
Agland Value			
Site Improvements	22,297		
Total Value	265,180	131.21	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	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	77843		69	69	26.71		1,843
PRCH	SLAB PORCH - COVERED	77844	16x5		80	26.68		2,134
PATO	SLAB PORCH - OPEN	77845	21x10		210	10.39		2,182



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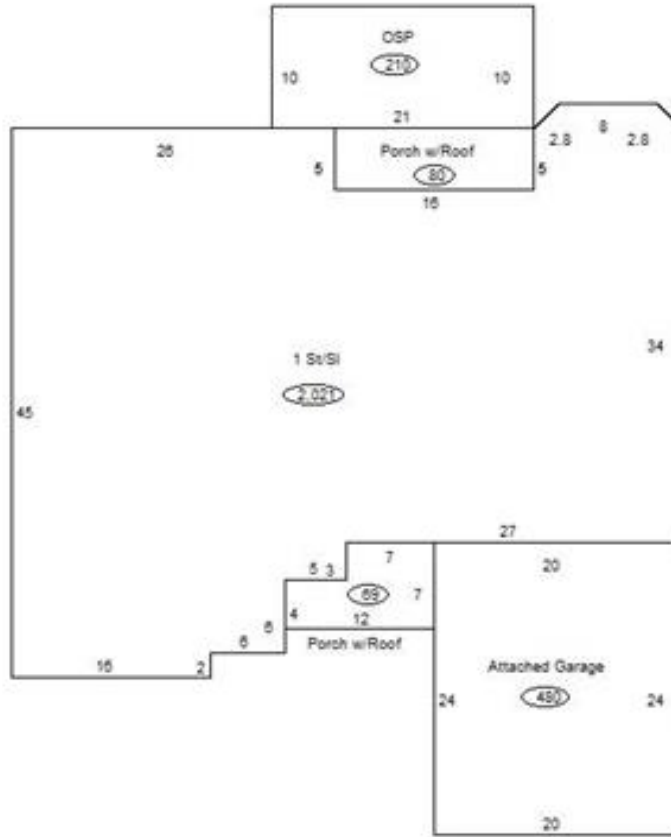
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Sketch Image

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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	2,021	1.000	2,021
2	G	1		13	Attached Garage	480	1.000	480
3	M	PRCH		13	SLBC	69	1.000	69
4	M	PRCH		13	SLBC	80	1.000	80
5	M	PATO		13	Open Slab	210	1.000	210
Total Building Area						2,021		2,021



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	UTIL	SHOP BUILDING	0x0x0			720	
	Qual 2	Cond 3	Year	Eff Age			
	Valuation Summary		Modifier Total	RCN	Depr (1% Phys/ % Func)	RCNLD	
	Base Cost (31.28 x 720)		22,522		22,522	225	22,297
	STF	STG FAIR	0x0x0				
	Qual 2	Cond 3	Year	Eff Age	1520		
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD	
	Base Cost (4.68 x)						