



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 660063232 Parcel ID 000000-00-0-00829-001-0002 Cadastral ID 34-21-16-03170 Property Type REAL - Real Property Property Class RRP VI Area 1 Tax Area 5 - JUSTUS RURAL/NO FIRE Name ID 299578 RUPE, DANNY J & RONA S 14196 E OAK DR CLAREMORE OK 74019-0000 Parcel Location Situs 14196 E OAK DR Subdivision TIMBER VIEW Lot/Block 0002 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 34 / 21 / 16 / 5 Neighborhood 1127 - R-V01,3,4-SE JUSTUS School District S009 - JUSTUS-TIAWAH SCHOOLS					<p>\\tsclient\A\TOMMY DUNLAP\New folder (304)\IMG_0035.JPG 11/29/2023</p>														
Legal Description Lot/Long: 36.25223742 -95.58140312																			
LOT 2 TIMBER VIEW					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>10289</td> <td>R7-NEW 1934 SQ FT SFR</td> <td>08/2006</td> <td>02/2007</td> <td>88,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	10289	R7-NEW 1934 SQ FT SFR	08/2006	02/2007	88,000
Number	Description	Opened	Closed	Amount															
10289	R7-NEW 1934 SQ FT SFR	08/2006	02/2007	88,000															
Exemptions					Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
H	Homestead	Yes	1,000	1,000	1996/336	BISHOP, JEFFREY R &	12/11/2008	156,000	YES										
					1833/888	HOMES BY B & P LLC	12/22/2006	158,000	YES										
					1807/870	YORK, DICK CO-TRUSTEE &	09/08/2006	17,000	YES										
					1071/200	YORK, DICK TRUSTEE	06/30/1997	0	No										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	83.050	Current Tax										
Remove Cap	2009	Land Value	70,335	22,476	11%	2,472	Assessed	23,645	1,963.72										
Year Frozen	0	Improvements	193,437	192,473		21,173	Penalty	0											
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-83.00										
TIF Project ID	0	Total Value	263,772	214,949		23,645	Total Taxable	22,645	1,881.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660063232	RUPE, DANNY J &			5	258,734	1000	21,955	1,823.00										
2024	2024-660063232	RUPE, DANNY J &			5	271,906	1000	21,287	1,776.00										
2023	2023-660063232	RUPE, DANNY J &			5	222,965	1000	20,638	1,719.00										
2022	2022-660063232	RUPE, DANNY J &			5	225,444	1000	20,008	1,664.00										
2021	2021-660063232	RUPE, DANNY J &			5	185,607	1000	19,396	1,645.00										
2020	2020-660063232	RUPE, DANNY J &			5	184,176	1000	18,802	1,592.00										
2019	2019-660063232	RUPE, DANNY J &			5	170,047	1000	17,705	1,533.00										
2018	2018-660063232	RUPE, DANNY J &			5	174,740	1000	17,570	1,523.00										
2017	2017-660063232	RUPE, DANNY J &			5	173,282	1000	17,029	1,389.00										
2016	2016-660063232	RUPE, DANNY J &			5	168,591	1000	16,504	1,408.00										
2015	2015-660063232	RUPE, DANNY J &			5	164,371	1000	15,995	1,351.00										
2014	2014-660063232	RUPE, DANNY J &			5	176,553	1000	15,500	1,330.00										
2013	2013-660063232	RUPE, DANNY J &			5	165,765	1000	15,019	1,308.00										



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Lot Data	Square-Foot - NBHD 1127 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	1.4687	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY 0	
	0	
Method	Square-Foot	
Base Lot Value	63,977.00 x 1.10 = 70,335	
Factor Value		
Adjustments	1.0000	
Lot Value	70,335	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	90% Frame, Siding, Vinyl 10% Veneer, Masonry
Base/Total Area	1,557 / 1,941
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,557
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 3.0 /
Basement Area	
Garage Type	504 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2006 / 15

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	1 Test
Adusted R	0.8445
Indicated Value	223,293 115.04 Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	7
Indicated Value	248,630 Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	86.33	Total Misc Impr	+ 6,087				
Roofing Adj	+ 3.59	Garage Cost	+ 13,810				
Subfloor Adj	+ -0.93	Total RCN	= 232,611				
Heat/Cool Adj	+ 11.47	Depreciation (18%)	- 41,870				
Plumbing Adj	+ 9.13	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 190,741				
Adj Base Cost	= 109.59	Lot Value	+ 70,335				
Total Area	x 1,941	Indicated Value	= 261,076				
Adjusted Cost	= 212,714	Value Per SqFt	134.51				

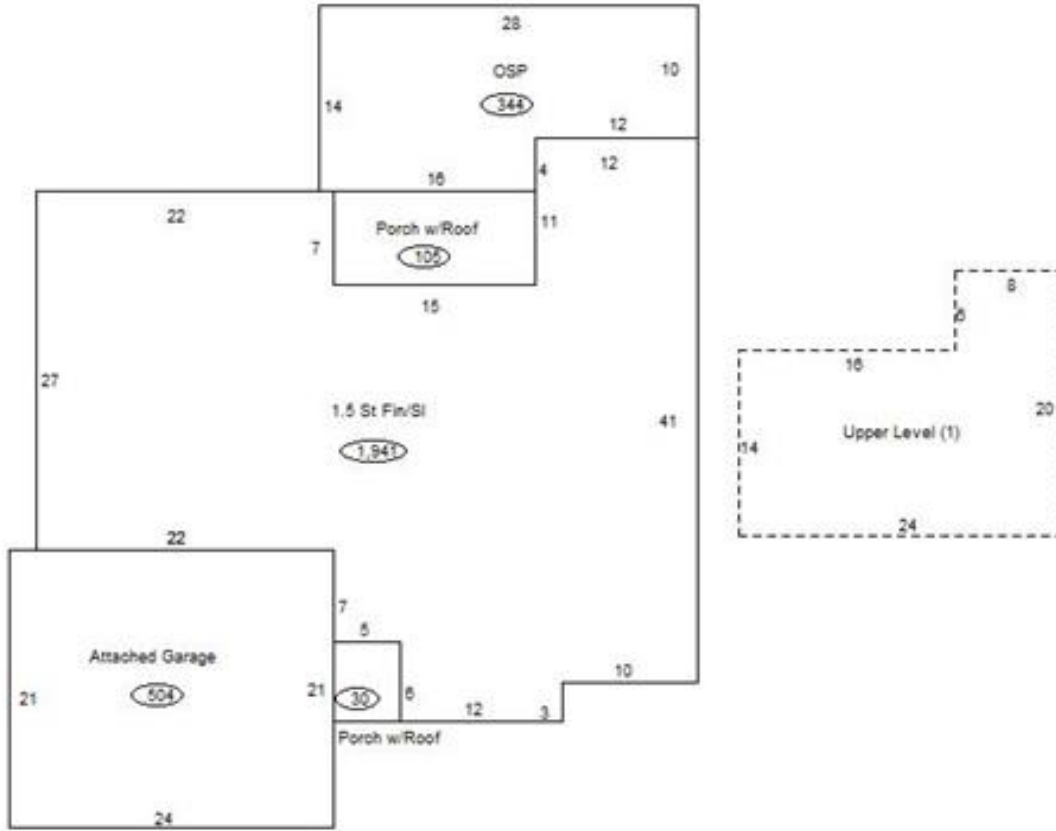
Value Reconciliation	
Selected Approach	Cost Approach
Improvements	190,741
Lot Value	70,335
Indicated Value	261,076 134.51 Per SqFt
Agland Value	
Site Improvements	2,696
Total Value	263,772 135.89 Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	81043	15x7		105	23.94		2,514
PRCH	SLAB PORCH - COVERED	81044	6x5		30	24.17		725
PATO	SLAB PORCH - OPEN	140611	344		344	8.28		2,848



Sketch Image

660063232



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	1,557	1.247	1,941
2	G	1		13	Attached Garage	504	1.000	504
3	M	PRCH		13	SLBC	105	1.000	105
4	M	PRCH		13	SLBC	30	1.000	30
5	U	^UL		13	Upper Level (1)	384	1.000	384
6	M	PATO		13	Open Slab	344	1.000	344
Total Building Area						1,557		1,941



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STA STG AVG		16x24x0			384
	Qual 3	Cond 3	Year 2019		Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
	Base Cost (7.02 x 384)		2,696		2,696	2,696
	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)					