



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 08:17:32
Page 1

Assessment Data					Primary Image														
Account 660068694 Parcel ID 000000-00-0-10201-004-0003 Cadastral ID 20-21-16-05880 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 302044 PEASE, MARK R & NIKKI 1520 PHEASANT CIR CLAREMORE OK 74019-0000																			
Parcel Location Situs 01520 E PHEASANT CIR Subdivision HUNTERS TRAIL II Lot/Block 0003 / 0004 Parcel Size 1 - Lots Sec/Twn/Rng 20 / 21 / 16 / 5 Neighborhood 1166 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS																			
Legal Description Lot/Long: 36.28321639 -95.62776296					Building Permits														
LOT 3 BLOCK 4 HUNTER'S TRAIL II					<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					
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	2073/14	QUALITY HOME BUILDERS LLC	10/23/2009	162,500	YES										
					1890/394	KNAPP, BRETT D PROPERTIES-LLC	08/07/2007	25,000	5										
					1842/896	BASLER, J D & ASSOCIATES-INC	02/01/2007	351,000	YES										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax										
Remove Cap	2010	Land Value	46,168	23,038	11%	2,534	Assessed	22,326	2,063.59										
Year Frozen	0	Improvements	191,056	179,928		19,792	Penalty	0											
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-93.00										
TIF Project ID	0	Total Value	237,224	202,966		22,326	Total Taxable	21,326	1,971.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660068694	PEASE, MARK R &			17	231,962	1000	20,676	1,911.00										
2024	2024-660068694	PEASE, MARK R &			17	260,384	1000	20,045	1,853.00										
2023	2023-660068694	PEASE, MARK R &			17	202,973	1000	19,432	1,780.00										
2022	2022-660068694	PEASE, MARK R &			17	202,965	1000	18,837	1,744.00										
2021	2021-660068694	PEASE, MARK R &			17	175,191	1000	18,259	1,612.00										
2020	2020-660068694	PEASE, MARK R &			17	173,908	1000	17,698	1,621.00										
2019	2019-660068694	PEASE, MARK R &			17	165,033	1000	17,154	1,589.00										
2018	2018-660068694	PEASE, MARK R &			17	169,363	1000	17,630	1,629.00										
2017	2017-660068694	PEASE, MARK R &			17	167,920	1000	17,471	1,605.00										
2016	2016-660068694	PEASE, MARK R &			17	163,501	1000	16,936	1,590.00										
2015	2015-660068694	PEASE, MARK R &			17	158,310	1000	16,414	1,480.00										
2014	2014-660068694	PEASE, MARK R &			17	161,040	1000	15,972	1,481.00										
2013	2013-660068694	PEASE, MARK R &			17	149,794	1000	15,477	1,416.00										



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Page 2

Lot Data	Square-Foot - NBHD 1166 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	700	
Non-Ag Acres	0.1994	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	8,684.00 x 5.32 = 46,168	
Factor Value		
Adjustments	1.0000	
Lot Value	46,168	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,580 / 1,580
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,580
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	484 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2008 / 14



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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	199,619	126.34	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	7		
Indicated Value	215,970		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	191,056		
Lot Value	46,168		
Indicated Value	237,224	150.14	Per SqFt
Agland Value			
Site Improvements			
Total Value	237,224	150.14	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	105.76	Total Misc Impr	+	9,560			
Roofing Adj	+ 4.46	Garage Cost	+	13,373			
Subfloor Adj	+ -1.15	Total RCN	=	227,448			
Heat/Cool Adj	+ 11.47	Depreciation (16%)	-	36,392			
Plumbing Adj	+ 8.90	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	191,056			
Adj Base Cost	= 129.44	Lot Value	+	46,168			
Total Area	x 1,580	Indicated Value	=	237,224			
Adjusted Cost	= 204,515	Value Per SqFt		150.14			

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	83496	14x12		168	23.69		3,980
PRCH	SLAB PORCH - COVERED	83497	20		20	24.21		484



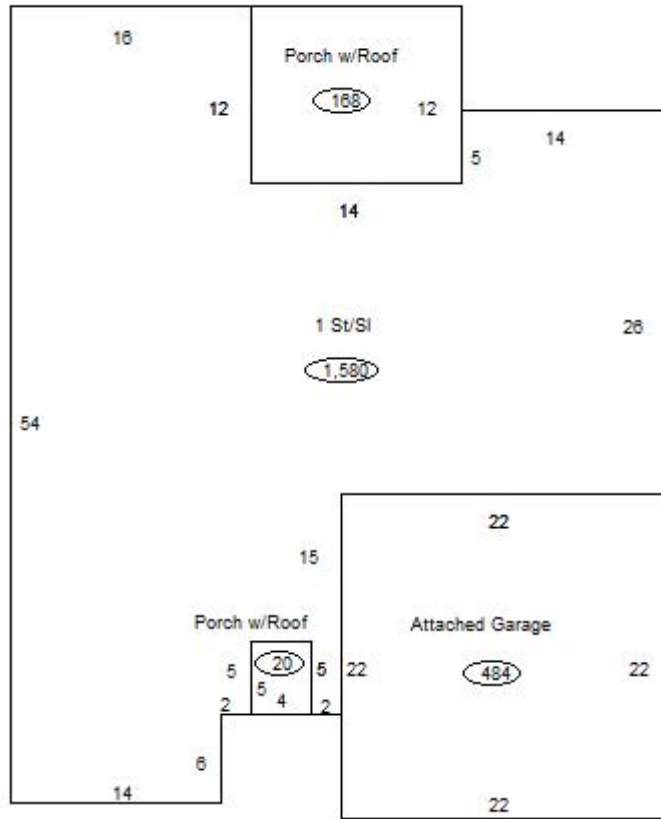
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 Time 08:17:33
 Page 3

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	1,580	1.000	1,580
2	G	1		13	Attached Garage	484	1.000	484
3	M	PRCH		13	SLBC	168	1.000	168
4	M	PRCH		13	SLBC	20	1.000	20
Total Building Area						1,580		1,580