




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 06:10:18
 Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660070624 Parcel ID 21N16E-31-4-00000-000-0000 Cadastral ID 31-21-16-00820 Property Type REAL - Real Property Property Class RR VI Area 1 Tax Area 21 - CLAREMORE RURAL/VERD FIR Name ID 324242 SEKIMI-TIPTON, KYNDAL 24900 S 4140 RD CLAREMORE OK 74019-0000 Parcel Location Situs 24900 S 4140 RD Subdivision Lot/Block / Parcel Size .97 - Acres Sec/Twn/Rng 31 / 21 / 16 / 4 Neighborhood 2116 - UNPLATTED School District S001 - CLAREMORE SCHOOLS					 <p>\\tsclient\T\TOMMY DUNLAP\New folder (119)\IMG_0007.JPG 12/8/2022</p>																																																																																																																				
Legal Description Lat/Long: 36.25102458 -95.63336530 TR IN SE SE SE DESC AS; BEG SE/C SEC 31, TH N 00-07-53 E 525.40' TO POB, TH N 00-07-53 E 133.86', S 89-55-41 W 315. 33', S 00-07-53 W 133.87', N 89-55-31 E 315.33' TO POB																																																																																																																									
Exemptions					Building Permits																																																																																																																				
<table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption						<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>7132</td> <td>STG/GARAGE R3</td> <td>12/2001</td> <td>10/2002</td> <td>19,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	7132	STG/GARAGE R3	12/2001	10/2002	19,000																																																																																												
Code	Type	Active	Maximum	Exemption																																																																																																																					
Number	Description	Opened	Closed	Amount																																																																																																																					
7132	STG/GARAGE R3	12/2001	10/2002	19,000																																																																																																																					
Parcel Valuation					Sale History																																																																																																																				
<table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>109.172</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>2019</td> <td>Land Value 36,799</td> <td>29,313</td> <td>11%</td> <td>3,224</td> <td>Assessed</td> <td>24,732</td> <td>2,700.04</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements 212,593</td> <td>195,527</td> <td></td> <td>21,508</td> <td>Penalty</td> <td>0</td> <td></td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home 0</td> <td>0</td> <td></td> <td>0</td> <td>Exemption</td> <td>0</td> <td>0.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 249,392</td> <td>224,840</td> <td></td> <td>24,732</td> <td>Total Taxable</td> <td>24,732</td> <td>2,700.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	109.172	Current Tax	Remove Cap	2019	Land Value 36,799	29,313	11%	3,224	Assessed	24,732	2,700.04	Year Frozen	0	Improvements 212,593	195,527		21,508	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00	TIF Project ID	0	Total Value 249,392	224,840		24,732	Total Taxable	24,732	2,700.00	<table border="1"> <thead> <tr> <th>Bk/Pg</th> <th>Grantor</th> <th>Date</th> <th>Price</th> <th>Code</th> </tr> </thead> <tbody> <tr> <td>2703/592</td> <td>DAVIS, RYAN E</td> <td>04/05/2018</td> <td>164,000</td> <td>YES</td> </tr> <tr> <td>2171/683</td> <td>FEDERAL NATIONAL MORTGAGE-AS</td> <td>03/31/2011</td> <td>123,000</td> <td>3</td> </tr> <tr> <td>2126/452</td> <td>VIRDELL, ROBERT J</td> <td>09/02/2010</td> <td>0</td> <td>10</td> </tr> <tr> <td>1145/334</td> <td>DORSEY INC</td> <td>12/04/1998</td> <td>77,000</td> <td>Yes</td> </tr> <tr> <td>1109/656</td> <td>DORSEY, TERRY L</td> <td>04/28/1998</td> <td>0</td> <td>No</td> </tr> </tbody> </table>					Bk/Pg	Grantor	Date	Price	Code	2703/592	DAVIS, RYAN E	04/05/2018	164,000	YES	2171/683	FEDERAL NATIONAL MORTGAGE-AS	03/31/2011	123,000	3	2126/452	VIRDELL, ROBERT J	09/02/2010	0	10	1145/334	DORSEY INC	12/04/1998	77,000	Yes	1109/656	DORSEY, TERRY L	04/28/1998	0	No																																					
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	109.172	Current Tax																																																																																																																	
Remove Cap	2019	Land Value 36,799	29,313	11%	3,224	Assessed	24,732	2,700.04																																																																																																																	
Year Frozen	0	Improvements 212,593	195,527		21,508	Penalty	0																																																																																																																		
Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00																																																																																																																	
TIF Project ID	0	Total Value 249,392	224,840		24,732	Total Taxable	24,732	2,700.00																																																																																																																	
Bk/Pg	Grantor	Date	Price	Code																																																																																																																					
2703/592	DAVIS, RYAN E	04/05/2018	164,000	YES																																																																																																																					
2171/683	FEDERAL NATIONAL MORTGAGE-AS	03/31/2011	123,000	3																																																																																																																					
2126/452	VIRDELL, ROBERT J	09/02/2010	0	10																																																																																																																					
1145/334	DORSEY INC	12/04/1998	77,000	Yes																																																																																																																					
1109/656	DORSEY, TERRY L	04/28/1998	0	No																																																																																																																					
Assessment History																																																																																																																									
<table border="1"> <thead> <tr> <th>Tax Year</th> <th>Statement Number</th> <th>Billed Owner</th> <th>Tax Area</th> <th>Total Value</th> <th>Exemptions</th> <th>Taxable Value</th> <th>Billed Tax</th> </tr> </thead> <tbody> <tr><td>2025</td><td>2025-660070624</td><td>SEKIMI-TIPTON, KYNDAL</td><td>21</td><td>235,239</td><td>0</td><td>23,555</td><td>2,571.00</td></tr> <tr><td>2024</td><td>2024-660070624</td><td>SEKIMI-TIPTON, KYNDAL</td><td>21</td><td>246,355</td><td>0</td><td>22,433</td><td>2,304.00</td></tr> <tr><td>2023</td><td>2023-660070624</td><td>SEKIMI-TIPTON, KYNDAL</td><td>21</td><td>199,515</td><td>0</td><td>21,365</td><td>2,177.00</td></tr> <tr><td>2022</td><td>2022-660070624</td><td>SEKIMI-TIPTON, KYNDAL</td><td>21</td><td>199,535</td><td>0</td><td>20,348</td><td>2,094.00</td></tr> <tr><td>2021</td><td>2021-660070624</td><td>SEKIMI-TIPTON, KYNDAL</td><td>21</td><td>176,171</td><td>0</td><td>19,379</td><td>1,911.00</td></tr> <tr><td>2020</td><td>2020-660070624</td><td>SEKIMI-TIPTON, KYNDAL</td><td>21</td><td>173,304</td><td>0</td><td>19,064</td><td>1,942.00</td></tr> <tr><td>2019</td><td>2019-660070624</td><td>SEKIMI-TIPTON, KYNDAL</td><td>21</td><td>168,240</td><td>0</td><td>18,507</td><td>1,905.00</td></tr> <tr><td>2018</td><td>2018-660070624</td><td>SEKIMI-TIPTON, KYNDAL</td><td>21</td><td>167,468</td><td>0</td><td>18,422</td><td>1,892.00</td></tr> <tr><td>2017</td><td>2017-660070624</td><td>DAVIS, RYAN E</td><td>21</td><td>165,594</td><td>0</td><td>18,216</td><td>1,859.00</td></tr> <tr><td>2016</td><td>2016-660070624</td><td>DAVIS, RYAN E</td><td>21</td><td>161,846</td><td>0</td><td>17,804</td><td>1,852.00</td></tr> <tr><td>2015</td><td>2015-660070624</td><td>DAVIS, RYAN E</td><td>21</td><td>159,275</td><td>0</td><td>17,521</td><td>1,757.00</td></tr> <tr><td>2014</td><td>2014-660070624</td><td>DAVIS, RYAN E</td><td>21</td><td>162,092</td><td>0</td><td>17,756</td><td>1,830.00</td></tr> <tr><td>2013</td><td>2013-660070624</td><td>DAVIS, RYAN E</td><td>21</td><td>153,726</td><td>0</td><td>16,910</td><td>1,721.00</td></tr> </tbody> </table>										Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	2025	2025-660070624	SEKIMI-TIPTON, KYNDAL	21	235,239	0	23,555	2,571.00	2024	2024-660070624	SEKIMI-TIPTON, KYNDAL	21	246,355	0	22,433	2,304.00	2023	2023-660070624	SEKIMI-TIPTON, KYNDAL	21	199,515	0	21,365	2,177.00	2022	2022-660070624	SEKIMI-TIPTON, KYNDAL	21	199,535	0	20,348	2,094.00	2021	2021-660070624	SEKIMI-TIPTON, KYNDAL	21	176,171	0	19,379	1,911.00	2020	2020-660070624	SEKIMI-TIPTON, KYNDAL	21	173,304	0	19,064	1,942.00	2019	2019-660070624	SEKIMI-TIPTON, KYNDAL	21	168,240	0	18,507	1,905.00	2018	2018-660070624	SEKIMI-TIPTON, KYNDAL	21	167,468	0	18,422	1,892.00	2017	2017-660070624	DAVIS, RYAN E	21	165,594	0	18,216	1,859.00	2016	2016-660070624	DAVIS, RYAN E	21	161,846	0	17,804	1,852.00	2015	2015-660070624	DAVIS, RYAN E	21	159,275	0	17,521	1,757.00	2014	2014-660070624	DAVIS, RYAN E	21	162,092	0	17,756	1,830.00	2013	2013-660070624	DAVIS, RYAN E	21	153,726	0	16,910	1,721.00
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																																																																																																		
2025	2025-660070624	SEKIMI-TIPTON, KYNDAL	21	235,239	0	23,555	2,571.00																																																																																																																		
2024	2024-660070624	SEKIMI-TIPTON, KYNDAL	21	246,355	0	22,433	2,304.00																																																																																																																		
2023	2023-660070624	SEKIMI-TIPTON, KYNDAL	21	199,515	0	21,365	2,177.00																																																																																																																		
2022	2022-660070624	SEKIMI-TIPTON, KYNDAL	21	199,535	0	20,348	2,094.00																																																																																																																		
2021	2021-660070624	SEKIMI-TIPTON, KYNDAL	21	176,171	0	19,379	1,911.00																																																																																																																		
2020	2020-660070624	SEKIMI-TIPTON, KYNDAL	21	173,304	0	19,064	1,942.00																																																																																																																		
2019	2019-660070624	SEKIMI-TIPTON, KYNDAL	21	168,240	0	18,507	1,905.00																																																																																																																		
2018	2018-660070624	SEKIMI-TIPTON, KYNDAL	21	167,468	0	18,422	1,892.00																																																																																																																		
2017	2017-660070624	DAVIS, RYAN E	21	165,594	0	18,216	1,859.00																																																																																																																		
2016	2016-660070624	DAVIS, RYAN E	21	161,846	0	17,804	1,852.00																																																																																																																		
2015	2015-660070624	DAVIS, RYAN E	21	159,275	0	17,521	1,757.00																																																																																																																		
2014	2014-660070624	DAVIS, RYAN E	21	162,092	0	17,756	1,830.00																																																																																																																		
2013	2013-660070624	DAVIS, RYAN E	21	153,726	0	16,910	1,721.00																																																																																																																		



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 06:10:18
 Page 2

Lot Data	Square-Foot - NBHD 2116 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	0.96	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	41,817.00 x .88 = 36,799	
Factor Value		
Adjustments	1.0000	
Lot Value	36,799	

Residential Data	
Type	1 Single Family Residence
Condition	4 - Good
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	40% Veneer, Masonry 60% Frame, Siding, Wood
Base/Total Area	1,882 / 1,882
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,882
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1998 / 17

\\tsclient\T\TOMMY DUNLAP\New folder (119)\IMG_0007.JPG	12/8/2022
---	-----------

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	193,493	102.81	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	NewTest
Comparables	
Indicated Value	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	180,483		
Lot Value	36,799		
Indicated Value	217,282	115.45	Per SqFt
Agland Value			
Site Improvements	32,110		
Total Value	249,392	132.51	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	97.06	Total Misc Impr	+	4,126			
Roofing Adj	+ 4.32	Garage Cost	+				
Subfloor Adj	+ -1.13	Total RCN	=	228,460			
Heat/Cool Adj	+ 11.47	Depreciation (21%)	-	47,977			
Plumbing Adj	+ 7.48	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	180,483			
Adj Base Cost	= 119.20	Lot Value	+	36,799			
Total Area	x 1,882	Indicated Value	=	217,282			
Adjusted Cost	= 224,334	Value Per SqFt		115.45			

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	84839	163		163	23.71		3,865
PATO	SLAB PORCH - OPEN	140724	6x4		24	10.86		261



Rogers

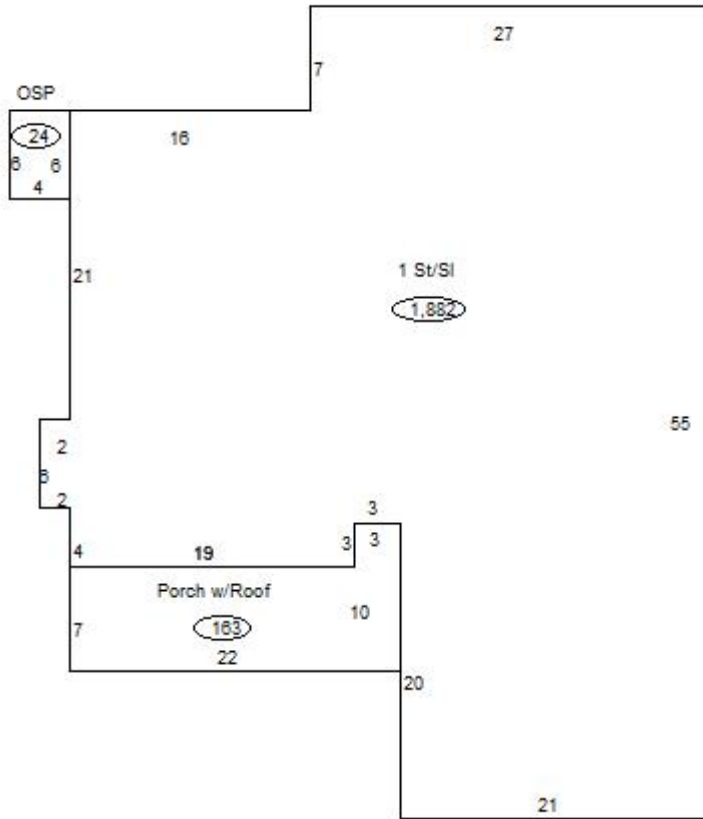
Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 06:10:18
 Page 3

Sketch Image

660070624



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,882	1.000	1,882
2	M	PRCH		13	SLBC	163	1.000	163
3	M	PATO		13	Open Slab	24	1.000	24
Total Building Area						1,882		1,882



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 06:10:19
 Page 4

660070624

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	0x0x0			1,200
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary Base Cost (31.48 x 1,200) 37,776		Modifier Total	RCN 37,776	Depr (15% Phys/ % Func) 5,666	RCNLD 32,110
	STF	STG FAIR	0x0x0			
	Qual 2	Cond	Year	Eff Age		
	Valuation Summary Base Cost (4.68 x)		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD