



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image														
<b>Account</b> 660079545 <b>Parcel ID</b> 000000-00-0-00364-001-0008 <b>Cadastral ID</b> 11-21-16-07080 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RRP VI Area 1 <b>Tax Area</b> 5 - JUSTUS RURAL/NO FIRE <b>Name ID</b> 327168 GILES, BLAKELYN MONTANA & KALYNN DIANE THORP  20082 S KLAMATH CLAREMORE OK 74017-0000  <b>Parcel Location</b> <b>Situs</b> 20082 S KLAMATH ST <b>Subdivision</b> HARBOR MEADOWS <b>Lot/Block</b> 0008 / 0001 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 11 / 21 / 16 / 5 <b>Neighborhood</b> 1040 - R-V01-SE JUSTUS <b>School District</b> S009 - JUSTUS-TIAWAH SCHOOLS					<p>\\tsclient\A\TOMMY DUNLAP\New folder (224)\IMG_0012.JPG 7/6/2023</p>														
<b>Legal Description</b> Lat/Long: 36.32012705 -95.56533342																			
LOT 8 BLOCK 1 HARBOR MEADOWS					<b>Building Permits</b> <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>7578</td> <td>NEW HOME</td> <td>09/2002</td> <td>01/2003</td> <td>80,500</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	7578	NEW HOME	09/2002	01/2003	80,500
Number	Description	Opened	Closed	Amount															
7578	NEW HOME	09/2002	01/2003	80,500															
<b>Exemptions</b>					<b>Sale History</b>														
<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>	<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>										
H	Homestead	Yes	1,000	1,000	/	BOSTIC, EDDIE E &	03/25/2019	158,000	YES										
H	Homestead	No	1,000		2530/705	BOSTIC, HYMAN &	02/19/2016	0	4										
					2530/702	BOSTIC, HYMAN & THELMA &	02/19/2016	0	4										
					2181/49	WALKER, DOTTIE ANN	05/13/2011	130,000	YES										
					1751/706	WALKER, LEWIS	01/09/2006	0	4										
					1401/699	KNAPP, BRETT D PROPERTIES-LLC	08/27/2002	0	5										
<b>Parcel Valuation</b>																			
<b>Source</b>	<b>REAL</b>		<b>Fair Cash</b>	<b>Capped</b>	<b>Asmnt Level</b>	<b>Assessed</b>	<b>Levy Rate</b>	83.050	<b>Current Tax</b>										
<b>Remove Cap</b>	2020	<b>Land Value</b>	53,354	36,341	11%	3,998	<b>Assessed</b>	20,908	1,736.41										
<b>Year Frozen</b>	2012	<b>Improvements</b>	168,996	153,723		16,910	<b>Penalty</b>	0											
<b>Uncapped Value</b>	0	<b>Mobile Home</b>	0	0		0	<b>Exemption</b>	1,000	-83.00										
<b>TIF Project ID</b>	0	<b>Total Value</b>	222,350	190,064		20,908	<b>Total Taxable</b>	19,908	1,653.00										
<b>Assessment History</b>																			
<b>Tax Year</b>	<b>Statement Number</b>	<b>Billed Owner</b>			<b>Tax Area</b>	<b>Total Value</b>	<b>Exemptions</b>	<b>Taxable Value</b>	<b>Billed Tax</b>										
2025	2025-660079545	GILES, BLAKELYN MONTANA &			5	215,644	1000	19,298	1,603.00										
2024	2024-660079545	GILES, BLAKELYN MONTANA &			5	231,076	1000	18,707	1,561.00										
2023	2023-660079545	GILES, BLAKELYN MONTANA &			5	179,290	1000	18,133	1,510.00										
2022	2022-660079545	GILES, BLAKELYN MONTANA &			5	179,092	1000	17,576	1,462.00										
2021	2021-660079545	GILES, BLAKELYN MONTANA &			5	163,953	1000	17,035	1,445.00										
2020	2020-660079545	GILES, BLAKELYN MONTANA &			5	162,917	1000	16,921	1,433.00										
2019	2019-660079545	GILES, BLAKELYN MONTANA &			5	151,082	0	16,619	1,439.00										
2018	2018-660079545	BOSTIC, EDDIE E &			5	153,117	0	16,160	1,401.00										
2017	2017-660079545	BOSTIC, EDDIE E &			5	151,855	0	15,391	1,255.00										
2016	2016-660079545	BOSTIC, EDDIE E &			5	150,047	1000	13,658	1,165.00										
2015	2015-660079545	BOSTIC, HYMAN & THELMA &			5	146,433	1000	13,657	1,154.00										
2014	2014-660079545	BOSTIC, HYMAN & THELMA &			5	148,943	1000	13,658	1,172.00										
2013	2013-660079545	BOSTIC, HYMAN & THELMA &			5	140,340	1000	13,658	1,190.00										



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Lot Data		Square-Foot - NBHD 1040 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	0.5104		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	22,231.00 x 2.40 = 53,354		
Factor Value			
Adjustments	1.0000		
Lot Value	53,354		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	40% Veneer, Masonry 60% Frame, Siding, Wood
Base/Total Area	1,537 / 1,537
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,537
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	760 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	2002 / 18

### GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

### Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	213,195 138.71 Per SqFt

### Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	7
Indicated Value	234,070 Per SqFt

### Value Reconciliation

Selected Approach	Cost Approach
Improvements	168,996
Lot Value	53,354
Indicated Value	222,350 144.66 Per SqFt
Agland Value	
Site Improvements	
Total Value	222,350 144.66 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	101.09	Total Misc Impr	+ 8,585
Roofing Adj	+ 4.49	Garage Cost	+ 19,502
Subfloor Adj	+ -1.15	Total RCN	= 216,662
Heat/Cool Adj	+ 11.47	Depreciation ( 22%)	- 47,666
Plumbing Adj	+ 6.79	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 168,996
Adj Base Cost	= 122.69	Lot Value	+ 53,354
Total Area	x 1,537	Indicated Value	= 222,350
Adjusted Cost	= 188,575	Value Per SqFt	144.66

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	95805	21x5		105	23.94		2,514
EPKS	ENCLOSED PORCH - KNEEWALL SCREEN	95806	14x10		140	26.31		3,683
PATO	SLAB PORCH - OPEN	142978	22x10		220	9.67		2,127
PATO	SLAB PORCH - OPEN	142979	6x4		24	10.86		261

