



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 660079570 Parcel ID 000000-00-0-00364-003-0001 Cadastral ID 11-21-16-07310 Property Type REAL - Real Property Property Class RRP VI Area 1 Tax Area 5 - JUSTUS RURAL/NO FIRE Name ID 306226 AUSTIN, JUSTIN THOMAS & RACHAEL RAYLYN 14910 E SHASTA ST CLAREMORE OK 74017-0000																																																						
Parcel Location Situs 14910 E SHASTA ST Subdivision HARBOR MEADOWS Lot/Block 0001 / 0003 Parcel Size 1 - Lots Sec/Twn/Rng 11 / 21 / 16 / 5 Neighborhood 1040 - R-V01-SE JUSTUS School District S009 - JUSTUS-TIAWAH SCHOOLS																																																						
Legal Description Lot/Long: 36.32079986 -95.56211744					Building Permits																																																	
LOT 1 BLOCK 3 HARBOR MEADOWS					<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																																								
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Exemptions					Sale History																																																	
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code																																													
					2220/174	RUMSEY COLLINS INC	01/18/2012	132,500	YES																																													
					1975/209	OZBUN, MICHAEL A & ANITA R	08/12/2008	121,000	YES																																													
					1387/904	QUALITY HOME BUILDERS LLC	06/26/2002	111,000	YES																																													
					1362/81	KNAPP, BRETT D PROPERTIES-LLC	03/08/2002	15,000	YES																																													
Parcel Valuation					<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>83.050</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>2013</td> <td>Land Value 53,820</td> <td>40,026</td> <td>11%</td> <td>4,403</td> <td>Assessed</td> <td>20,844</td> <td>1,731.09</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements 150,239</td> <td>149,461</td> <td> </td> <td>16,441</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 204,059</td> <td>189,487</td> <td> </td> <td>20,844</td> <td>Total Taxable</td> <td>20,844</td> <td>1,731.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	83.050	Current Tax	Remove Cap	2013	Land Value 53,820	40,026	11%	4,403	Assessed	20,844	1,731.09	Year Frozen	0	Improvements 150,239	149,461		16,441	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00	TIF Project ID	0	Total Value 204,059	189,487		20,844	Total Taxable	20,844	1,731.00
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Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-660079570	AUSTIN, JUSTIN THOMAS &	5	198,268	0	19,851	1,649.00																																															
2024	2024-660079570	AUSTIN, JUSTIN THOMAS &	5	211,565	0	18,906	1,578.00																																															
2023	2023-660079570	AUSTIN, JUSTIN THOMAS &	5	163,687	0	18,006	1,499.00																																															
2022	2022-660079570	AUSTIN, JUSTIN THOMAS &	5	163,362	0	17,841	1,484.00																																															
2021	2021-660079570	AUSTIN, JUSTIN THOMAS &	5	154,465	0	16,991	1,441.00																																															
2020	2020-660079570	AUSTIN, JUSTIN THOMAS &	5	153,517	0	16,227	1,374.00																																															
2019	2019-660079570	AUSTIN, JUSTIN THOMAS &	5	140,493	0	15,454	1,338.00																																															
2018	2018-660079570	AUSTIN, JUSTIN THOMAS &	5	142,200	0	15,642	1,356.00																																															
2017	2017-660079570	AUSTIN, JUSTIN THOMAS &	5	141,056	0	15,516	1,265.00																																															
2016	2016-660079570	AUSTIN, JUSTIN THOMAS &	5	139,531	0	15,348	1,309.00																																															
2015	2015-660079570	AUSTIN, JUSTIN THOMAS &	5	136,495	0	15,014	1,269.00																																															
2014	2014-660079570	AUSTIN, JUSTIN THOMAS &	5	138,792	0	15,132	1,299.00																																															
2013	2013-660079570	AUSTIN, JUSTIN THOMAS &	5	131,012	0	14,411	1,255.00																																															



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Lot Data		Square-Foot - NBHD 1040 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	0.5148		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	22,425.00 x 2.40 = 53,820		
Factor Value			
Adjustments	1.0000		
Lot Value	53,820		



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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	25% Veneer, Masonry 75% Frame, Siding, Wood
Base/Total Area	1,474 / 1,474
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,474
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	460 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
Adjusted R	0.8445
Indicated Value	182,519 123.83 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	205,860 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	150,239
Lot Value	53,820
Indicated Value	204,059 138.44 Per SqFt
Agland Value	
Site Improvements	
Total Value	204,059 138.44 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	94.02	Total Misc Impr	+ 5,542
Roofing Adj	+ 4.24	Garage Cost	+ 12,889
Subfloor Adj	+ -1.11	Total RCN	= 192,614
Heat/Cool Adj	+ 11.47	Depreciation (22%)	- 42,375
Plumbing Adj	+ 9.55	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 150,239
Adj Base Cost	= 118.17	Lot Value	+ 53,820
Total Area	x 1,474	Indicated Value	= 204,059
Adjusted Cost	= 174,183	Value Per SqFt	138.44

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	95876	17x6		102	23.95		2,443
PRCH	SLAB PORCH - COVERED	95877	13x10		130	23.84		3,099



Rogers

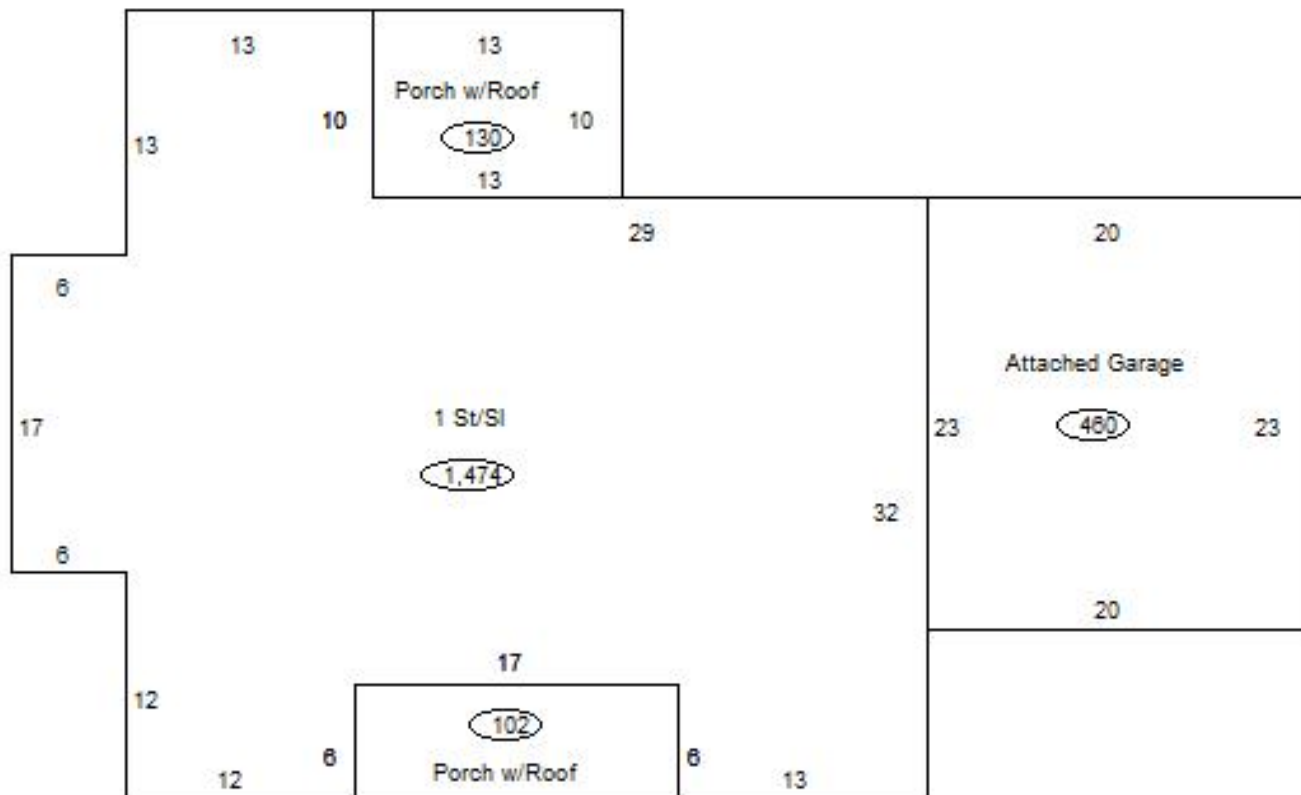
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Sketch Image

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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	1,474	1.000	1,474
2	G	1		13	Attached Garage	460	1.000	460
3	M	PRCH		13	SLBC	102	1.000	102
4	M	PRCH		13	SLBC	130	1.000	130
Total Building Area						1,474		1,474