



# 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	660093968								
Parcel ID	21N16E-13-2-00000-000-0000								
Cadastral ID	13-21-16-03361								
Property Type	REAL - Real Property								
Property Class	RR	VI Area 1							
Tax Area	5 - JUSTUS RURAL/NO FIRE								
Name ID	306333								
NEWBURY, DANIEL & MELISSA									
15588 E 495 RD CLAREMORE OK 74019-0000									
Parcel Location									
Situs	15588 E 495 RD								
Subdivision									
Lot/Block	/	Parcel Size	5.22 - Acres						
Sec/Twn/Rng	13 / 21 / 16 / 2								
Neighborhood	2116 - UNPLATTED								
School District	S009 - JUSTUS-TIAWAH SCHOOLS								
Legal Description Lat/Long: 36.30348799 -95.54809160									
TR IN S2 NE DESC AS: BEG PT E/L W2 NE & 706.12' N SE/C; N36-48 26W 758.94' TO PT ON SLY ROW OLD HWY 20; N49-10-53E 600.68' ALG ROW TO E/L W2 NE; S00-00-24 1000.30' ALG E/L TO POB.									
Building Permits									
Number	Description	Opened	Closed	Amount					
R2014 09 27	R16-NEW 3171 SQ FT	10/2014	07/2015	220,000					
Exemptions									
Code	Type	Active	Maximum	Exemption					
H	Homestead	Yes	1,000	1,000					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
2201/626	SWAN, RICKY LEON	10/18/2011	52,500	YES					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	83.050	Current Tax	
Remove Cap	0	Land Value	81,636	71,334	11%	7,847	Assessed	57,019 4,735.43	
Year Frozen	0	Improvements	460,584	447,019		49,172	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -83.00	
TIF Project ID	0	Total Value	542,220	518,353		57,019	Total Taxable	56,019 4,652.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660093968	NEWBURY, DANIEL & MELISSA	5	523,843	1000	54,358	4,514.00		
2024	2024-660093968	NEWBURY, DANIEL & MELISSA	5	550,467	1000	52,746	4,402.00		
2023	2023-660093968	NEWBURY, DANIEL & MELISSA	5	510,426	1000	51,181	4,262.00		
2022	2022-660093968	NEWBURY, DANIEL & MELISSA	5	515,143	1000	49,660	4,131.00		
2021	2021-660093968	NEWBURY, DANIEL & MELISSA	5	456,025	1000	48,185	4,088.00		
2020	2020-660093968	NEWBURY, DANIEL & MELISSA	5	445,703	1000	46,753	3,958.00		
2019	2019-660093968	NEWBURY, DANIEL & MELISSA	5	421,471	1000	45,362	3,928.00		
2018	2018-660093968	NEWBURY, DANIEL & MELISSA	5	432,623	1000	46,588	4,039.00		
2017	2017-660093968	NEWBURY, DANIEL & MELISSA	5	429,042	1000	46,195	3,768.00		
2016	2016-660093968	NEWBURY, DANIEL & MELISSA	5	418,074	1000	44,988	3,837.00		
2015	2015-660093968	NEWBURY, DANIEL & MELISSA	5	59,864	0	6,585	556.00		
2014	2014-660093968	NEWBURY, DANIEL & MELISSA	5	59,864	0	6,367	546.00		
2013	2013-660093968	NEWBURY, DANIEL & MELISSA	5	59,864	0	6,064	528.00		



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Lot Data		Square-Foot - NBHD 2116 #1	
Lot Size			
Lot Count			
Units Buildable			
Non-Ag Acres	4.7706		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	207,806.00 x .39 = 81,636		
Factor Value			
Adjustments	1.0000		
Lot Value	81,636		



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-7-13\IMG\_002I 7/13/2023

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4.5 - Good
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,722 / 3,329
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,722
Fixture/RghIn	16 /
Bed/F/H Bath	4 / 3.5 /
Basement Area	
Garage Type	792 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2015 / 8

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1 Test		
Adusted R	0.8445		
Indicated Value	509,742	153.12	Per SqFt

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

Cost Approach				Manual : 01/2025			
Base Cost	105.79	Total Misc Impr	+ 17,173				
Roofing Adj	+ 5.01	Garage Cost	+ 38,341				
Subfloor Adj	+ -3.64	Total RCN	= 500,635				
Heat/Cool Adj	+ 17.38	Depreciation ( 8%)	- 40,051				
Plumbing Adj	+ 9.17	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 460,584				
Adj Base Cost	= 133.71	Lot Value	+ 81,636				
Total Area	x 3,329	Indicated Value	= 542,220				
Adjusted Cost	= 445,121	Value Per SqFt	162.88				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	460,584		
Lot Value	81,636		
Indicated Value	542,220	162.88	Per SqFt
Agland Value			
Site Improvements			
Total Value	542,220	162.88	Total Value Per SqFt

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
SHLT	STORM SHELTER	0		1 2015	1	0.00	
PRCH	SLAB PORCH - COVERED	123224	390		390	34.91	13,615
PRCH	SLAB PORCH - COVERED	123225	98		98	36.31	3,558



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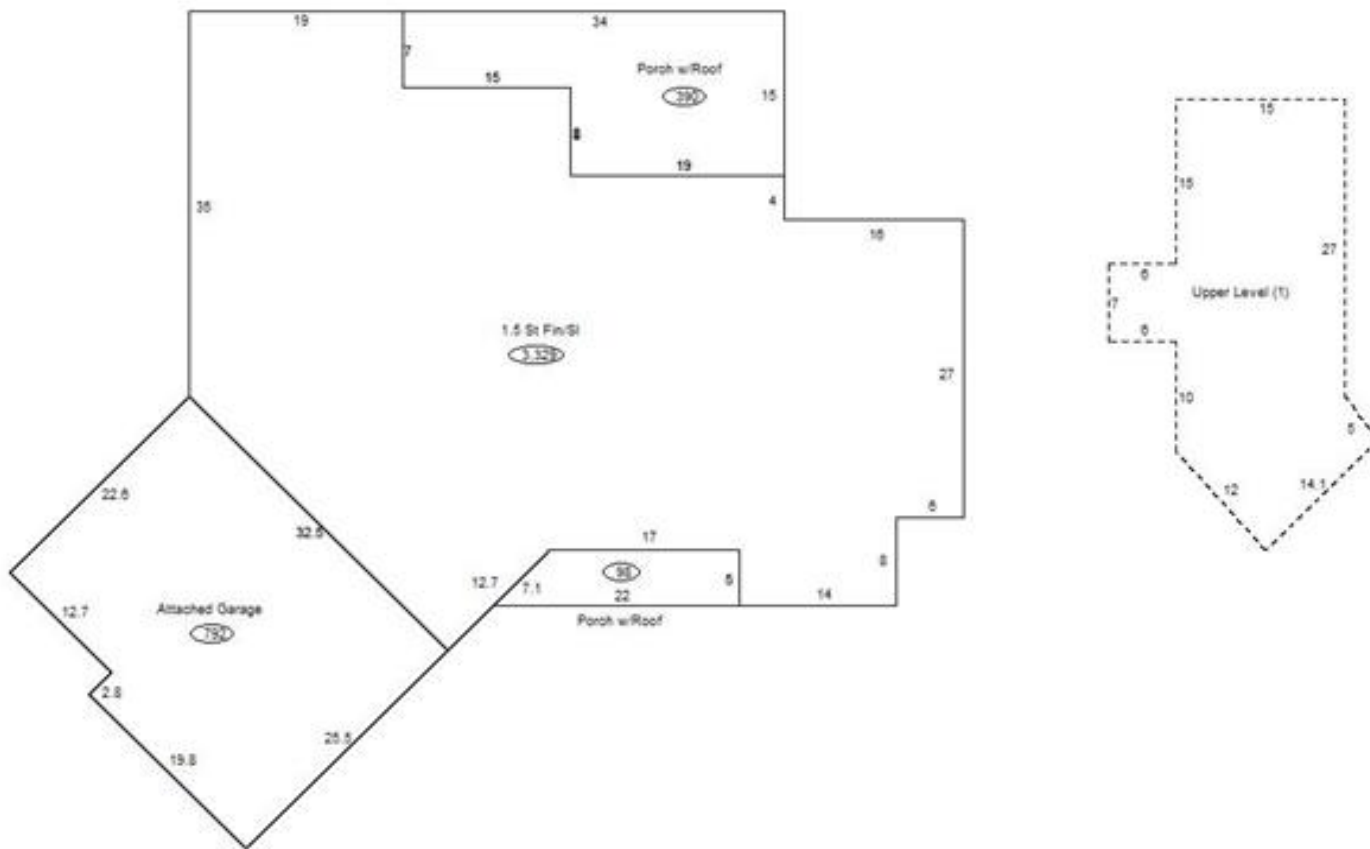
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Sketch Image

660093968



### 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/SI	2,722	1.223	3,329
2	U	^UL		13	Upper Level (1)	607	1.000	607
3	G	1		13	Attached Garage	792	1.000	792
4	M	PRCH		13	SLBC	390	1.000	390
5	M	PRCH		13	SLBC	98	1.000	98
<b>Total Building Area</b>						<b>2,722</b>		<b>3,329</b>