



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 08:22:48  
Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660094196 <b>Parcel ID</b> 000000-00-0-10010-001-0004 <b>Cadastral ID</b> 09-21-16-00021 <b>Property Type</b> REAL - Real Property <b>Property Class</b> URP VI Area 1 <b>Tax Area</b> 17 - CLAREMORE OT <b>Name ID</b> 329044 DANIELS, JUSTIN LEE & APRIL DAWN  100 W 13TH ST CLAREMORE OK 74017-0000  <b>Parcel Location</b> <b>Situs</b> 00100 W 13TH ST N <b>Subdivision</b> CLAREMORE O T <b>Lot/Block</b> 0004 / 0001 <b>Parcel Size</b> 2 - Lots <b>Sec/Twn/Rng</b> 9 / 21 / 16 / 5 <b>Neighborhood</b> 1177 - R-V01-SW CLAREMORE <b>School District</b> S001 - CLAREMORE SCHOOLS					<p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-6-16\IMG_005( 6/16/2023</p>																																																																																																																				
<b>Legal Description</b> Lat/Long: 36.32048053 -95.60630217 LOTS 3 & 4 & SLY 18' VAC ALLEY BLOCK 1 CLAREMORE O.T.																																																																																																																									
<b>Exemptions</b> <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>H</td> <td>Homestead</td> <td>Yes</td> <td>1,000</td> <td>1,000</td> </tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption	H	Homestead	Yes	1,000	1,000	<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></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																																																	
Code	Type	Active	Maximum	Exemption																																																																																																																					
H	Homestead	Yes	1,000	1,000																																																																																																																					
Number	Description	Opened	Closed	Amount																																																																																																																					
<b>Parcel Valuation</b> <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>92.430</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>2020</td> <td>Land Value 60,238</td> <td>60,238</td> <td>11%</td> <td>6,626</td> <td>Assessed</td> <td>26,566</td> <td>2,455.50</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements 188,277</td> <td>181,274</td> <td></td> <td>19,940</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>1,000</td> <td>-92.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 248,515</td> <td>241,512</td> <td></td> <td>26,566</td> <td>Total Taxable</td> <td>25,566</td> <td>2,363.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax	Remove Cap	2020	Land Value 60,238	60,238	11%	6,626	Assessed	26,566	2,455.50	Year Frozen	0	Improvements 188,277	181,274		19,940	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	1,000	-92.00	TIF Project ID	0	Total Value 248,515	241,512		26,566	Total Taxable	25,566	2,363.00	<b>Sale History</b> <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>/</td> <td>BAILEY, KODIE M &amp; MATT D</td> <td>10/03/2019</td> <td>285,000</td> <td>WG</td> </tr> <tr> <td>2476/315</td> <td>OLSON, DONALD R &amp;</td> <td>05/29/2015</td> <td>278,500</td> <td>WG</td> </tr> <tr> <td>2225/671</td> <td>OLSON, DONALD R &amp;</td> <td>02/10/2012</td> <td>0</td> <td>4</td> </tr> </tbody> </table>					Bk/Pg	Grantor	Date	Price	Code	/	BAILEY, KODIE M & MATT D	10/03/2019	285,000	WG	2476/315	OLSON, DONALD R &	05/29/2015	278,500	WG	2225/671	OLSON, DONALD R &	02/10/2012	0	4																																															
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax																																																																																																																	
Remove Cap	2020	Land Value 60,238	60,238	11%	6,626	Assessed	26,566	2,455.50																																																																																																																	
Year Frozen	0	Improvements 188,277	181,274		19,940	Penalty	0																																																																																																																		
Uncapped Value	0	Mobile Home 0	0		0	Exemption	1,000	-92.00																																																																																																																	
TIF Project ID	0	Total Value 248,515	241,512		26,566	Total Taxable	25,566	2,363.00																																																																																																																	
Bk/Pg	Grantor	Date	Price	Code																																																																																																																					
/	BAILEY, KODIE M & MATT D	10/03/2019	285,000	WG																																																																																																																					
2476/315	OLSON, DONALD R &	05/29/2015	278,500	WG																																																																																																																					
2225/671	OLSON, DONALD R &	02/10/2012	0	4																																																																																																																					
<b>Assessment History</b> <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>2025-660094196</td><td>DANIELS, JUSTIN LEE &amp;</td><td>17</td><td>246,968</td><td>1000</td><td>24,792</td><td>2,292.00</td></tr> <tr><td>2024</td><td>2024-660094196</td><td>DANIELS, JUSTIN LEE &amp;</td><td>17</td><td>227,649</td><td>1000</td><td>24,041</td><td>2,222.00</td></tr> <tr><td>2023</td><td>2023-660094196</td><td>DANIELS, JUSTIN LEE &amp;</td><td>17</td><td>279,265</td><td>1000</td><td>27,131</td><td>2,485.00</td></tr> <tr><td>2022</td><td>2022-660094196</td><td>DANIELS, JUSTIN LEE &amp;</td><td>17</td><td>248,289</td><td>1000</td><td>26,312</td><td>2,436.00</td></tr> <tr><td>2021</td><td>2021-660094196</td><td>DANIELS, JUSTIN LEE &amp;</td><td>17</td><td>279,608</td><td>1000</td><td>29,315</td><td>2,589.00</td></tr> <tr><td>2020</td><td>2020-660094196</td><td>DANIELS, JUSTIN LEE &amp;</td><td>17</td><td>267,558</td><td>1000</td><td>28,431</td><td>2,603.00</td></tr> <tr><td>2019</td><td>2019-660094196</td><td>BAILEY, KODIE M &amp; MATT D</td><td>17</td><td>253,712</td><td>1000</td><td>26,908</td><td>2,492.00</td></tr> <tr><td>2018</td><td>2018-660094196</td><td>BAILEY, KODIE M &amp; MATT D</td><td>17</td><td>270,768</td><td>1000</td><td>28,784</td><td>2,660.00</td></tr> <tr><td>2017</td><td>2017-660094196</td><td>BAILEY, KODIE M &amp; MATT D</td><td>17</td><td>268,305</td><td>1000</td><td>28,513</td><td>2,619.00</td></tr> <tr><td>2016</td><td>2016-660094196</td><td>BAILEY, KODIE M &amp; MATT D</td><td>17</td><td>261,272</td><td>1000</td><td>27,740</td><td>2,604.00</td></tr> <tr><td>2015</td><td>2015-660094196</td><td>BAILEY, KODIE M &amp; MATT D</td><td>17</td><td>217,768</td><td>1000</td><td>11,548</td><td>1,042.00</td></tr> <tr><td>2014</td><td>2014-660094196</td><td>OLSON, DONALD R &amp;</td><td>17</td><td>222,087</td><td>1000</td><td>11,183</td><td>1,037.00</td></tr> <tr><td>2013</td><td>2013-660094196</td><td>OLSON, DONALD R &amp;</td><td>17</td><td>213,224</td><td>1000</td><td>10,828</td><td>991.00</td></tr> </tbody> </table>										Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	2025	2025-660094196	DANIELS, JUSTIN LEE &	17	246,968	1000	24,792	2,292.00	2024	2024-660094196	DANIELS, JUSTIN LEE &	17	227,649	1000	24,041	2,222.00	2023	2023-660094196	DANIELS, JUSTIN LEE &	17	279,265	1000	27,131	2,485.00	2022	2022-660094196	DANIELS, JUSTIN LEE &	17	248,289	1000	26,312	2,436.00	2021	2021-660094196	DANIELS, JUSTIN LEE &	17	279,608	1000	29,315	2,589.00	2020	2020-660094196	DANIELS, JUSTIN LEE &	17	267,558	1000	28,431	2,603.00	2019	2019-660094196	BAILEY, KODIE M & MATT D	17	253,712	1000	26,908	2,492.00	2018	2018-660094196	BAILEY, KODIE M & MATT D	17	270,768	1000	28,784	2,660.00	2017	2017-660094196	BAILEY, KODIE M & MATT D	17	268,305	1000	28,513	2,619.00	2016	2016-660094196	BAILEY, KODIE M & MATT D	17	261,272	1000	27,740	2,604.00	2015	2015-660094196	BAILEY, KODIE M & MATT D	17	217,768	1000	11,548	1,042.00	2014	2014-660094196	OLSON, DONALD R &	17	222,087	1000	11,183	1,037.00	2013	2013-660094196	OLSON, DONALD R &	17	213,224	1000	10,828	991.00
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																																																																																																		
2025	2025-660094196	DANIELS, JUSTIN LEE &	17	246,968	1000	24,792	2,292.00																																																																																																																		
2024	2024-660094196	DANIELS, JUSTIN LEE &	17	227,649	1000	24,041	2,222.00																																																																																																																		
2023	2023-660094196	DANIELS, JUSTIN LEE &	17	279,265	1000	27,131	2,485.00																																																																																																																		
2022	2022-660094196	DANIELS, JUSTIN LEE &	17	248,289	1000	26,312	2,436.00																																																																																																																		
2021	2021-660094196	DANIELS, JUSTIN LEE &	17	279,608	1000	29,315	2,589.00																																																																																																																		
2020	2020-660094196	DANIELS, JUSTIN LEE &	17	267,558	1000	28,431	2,603.00																																																																																																																		
2019	2019-660094196	BAILEY, KODIE M & MATT D	17	253,712	1000	26,908	2,492.00																																																																																																																		
2018	2018-660094196	BAILEY, KODIE M & MATT D	17	270,768	1000	28,784	2,660.00																																																																																																																		
2017	2017-660094196	BAILEY, KODIE M & MATT D	17	268,305	1000	28,513	2,619.00																																																																																																																		
2016	2016-660094196	BAILEY, KODIE M & MATT D	17	261,272	1000	27,740	2,604.00																																																																																																																		
2015	2015-660094196	BAILEY, KODIE M & MATT D	17	217,768	1000	11,548	1,042.00																																																																																																																		
2014	2014-660094196	OLSON, DONALD R &	17	222,087	1000	11,183	1,037.00																																																																																																																		
2013	2013-660094196	OLSON, DONALD R &	17	213,224	1000	10,828	991.00																																																																																																																		



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 08:22:48  
Page 2

Lot Data	Square-Foot - NBHD 1177 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> 29537 <b>Non-Ag Acres</b> 0.6722 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> LAND QUALITY 1  <b>Method</b> Square-Foot <b>Base Lot Value</b> 29,281.00 x 1.65 = 48,190 <b>Factor Value</b> 12,048 <b>Adjustments</b> <b>Lot Value</b> 60,238		

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	3 - Average
<b>Architecture</b>	R3 Res Nbhd 3
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	100% Veneer, Masonry
<b>Base/Total Area</b>	2,770 / 2,770
<b>Style</b>	100% One Story
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	0
<b>Fixture/RghIn</b>	16 /
<b>Bed/F/H Bath</b>	4 / 3.5 /
<b>Basement Area</b>	
<b>Garage Type</b>	672 Attached Garage - Unfinished 2 Stalls
<b>Remodel</b>	
<b>Year/Eff Age</b>	1960 / 50

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	101.54	<b>Total Misc Impr</b>	+ 30,713				
<b>Roofing Adj</b>	+ 4.44	<b>Garage Cost</b>	+ 20,220				
<b>Subfloor Adj</b>	+ 0.00	<b>Total RCN</b>	= 401,726				
<b>Heat/Cool Adj</b>	+ 12.64	<b>Depreciation ( 55%)</b>	- 220,949				
<b>Plumbing Adj</b>	+ 8.02	<b>Lump Sums</b>	+ 0				
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 180,777				
<b>Adj Base Cost</b>	= 126.64	<b>Lot Value</b>	+ 60,238				
<b>Total Area</b>	x 2,770	<b>Indicated Value</b>	= 241,015				
<b>Adjusted Cost</b>	= 350,793	<b>Value Per SqFt</b>	87.01				

\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-6-16\IMG\_005I 6/16/2023

GRM Approach	
<b>GRM Code</b>	
<b>Gross Rent</b>	0.00
<b>Indicated Value</b>	

Multiple Regression			
<b>MRA Code</b>	1	Test	
<b>Adusted R</b>	0.8445		
<b>Indicated Value</b>	280,921	101.42	Per SqFt

Direct Comparables			
<b>Selection Model</b>	A	Adam Test	
<b>Adjustment Model</b>	1	2022 Residential	
<b>Comparables</b>	3		
<b>Indicated Value</b>	344,430		Per SqFt

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	180,777		
<b>Lot Value</b>	60,238		
<b>Indicated Value</b>	241,015	87.01	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>	7,500		
<b>Total Value</b>	248,515	89.72	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,615.40		5,615
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	112780	16x10		160	26.43		4,229
PRCH	SLAB PORCH - COVERED	112781	30x9		270	26.08		7,042
PRCH	SLAB PORCH - COVERED	112783	28x10		280	26.05		7,294
PATO	SLAB PORCH - OPEN	112784	10x8		80	11.48		918



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

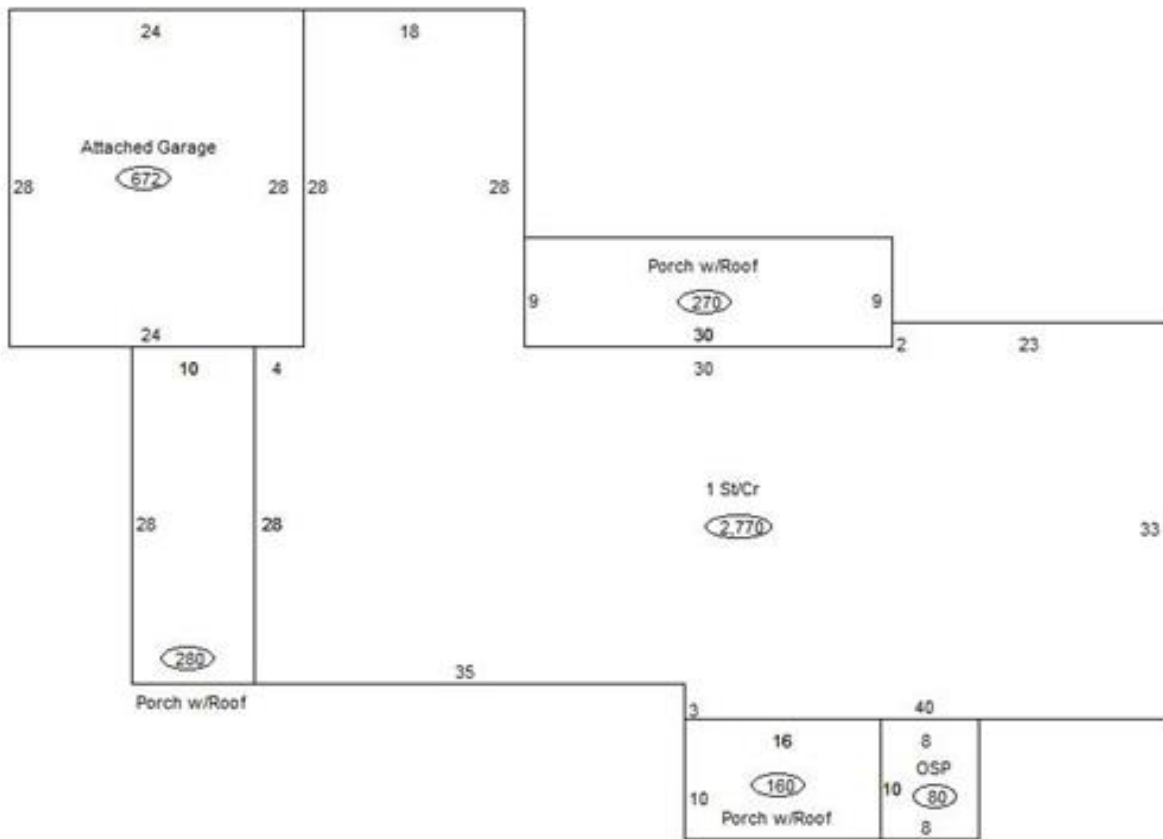
Date 04/18/2026

Time 08:22:48

Page 3

### Sketch Image

660094196



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	2,770	1.000	2,770
2	M	PRCH		13	SLBC	160	1.000	160
3	M	PRCH		13	SLBC	270	1.000	270
4	G	1	Slab	13	Attached Garage	672	1.000	672
5	M	PRCH		13	SLBC	280	1.000	280
6	M	PATO		13	Open Slab	80	1.000	80
<b>Total Building Area</b>						<b>2,770</b>		<b>2,770</b>



# Rogers


## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 08:22:48  
Page 4

660094196

### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SV	SWIM VINYL	0x0x0			1
	Qual 3	Cond 3	Year	Eff Age		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (70% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (25,000.00 x 1)		25,000	25,000	17,500		7,500