



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 660095394 Parcel ID 21N15E-27-3-00000-000-0002 Cadastral ID 27-21-15-01015 Property Type REAL - Real Property Property Class RR VI Area 4 Tax Area 4 - VERDIGRIS/VERD FIRE Name ID 309681 MAASS, CHRISTINA L & AARON J 7015 E 520 RD CLAREMORE OK 74019-0000 Parcel Location Situs 07015 E 520 RD Subdivision Lot/Block / Parcel Size 2.5 - Acres Sec/Twn/Rng 27 / 21 / 15 / 3 Neighborhood 6090 - UNPLATTED School District S008 - VERDIGRIS SCHOOLS																			
Legal Description Lat/Long: 36.26486091 -95.70257906										Building Permits									
TR IN SW SW COMM AT SW/C SW; S89-55-59E ALG S/L 495.03'TO POB; N 660.50'; S89-55-03E 165.01'; S 660.44'; N89-58-59W 165.01' TO POB.					<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					
Number	Description	Opened	Closed	Amount															
Exemptions					Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
H	Homestead	Yes	1,000	1,000	2325/687	GRIFFIN, SHELBY A &	05/07/2013	246,000	YES										
H	Homestead	No	1,000																
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	104.132	Current Tax										
Remove Cap	2014	Land Value	57,962	57,962	11%	6,376	Assessed	34,797	3,623.48										
Year Frozen	2005	Improvements	260,488	258,377		28,421	Penalty	0											
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-87.00										
TIF Project ID	0	Total Value	318,450	316,339		34,797	Total Taxable	33,797	3,536.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660095394	MAASS, CHRISTINA L & AARON J			4	307,844	1000	32,784	3,431.00										
2024	2024-660095394	MAASS, CHRISTINA L & AARON J			4	324,828	1000	31,800	3,058.00										
2023	2023-660095394	MAASS, CHRISTINA L & AARON J			4	305,908	1000	30,844	2,922.00										
2022	2022-660095394	MAASS, CHRISTINA L & AARON J			4	308,295	1000	29,917	2,886.00										
2021	2021-660095394	MAASS, CHRISTINA L & AARON J			4	281,796	1000	29,017	2,726.00										
2020	2020-660095394	MAASS, CHRISTINA L & AARON J			4	280,051	1000	28,143	2,649.00										
2019	2019-660095394	MAASS, CHRISTINA L & AARON J			4	257,217	1000	27,294	2,610.00										
2018	2018-660095394	MAASS, CHRISTINA L & AARON J			4	263,540	1000	27,990	2,678.00										
2017	2017-660095394	MAASS, CHRISTINA L & AARON J			4	261,311	1000	27,745	2,661.00										
2016	2016-660095394	MAASS, CHRISTINA L & AARON J			4	255,899	1000	27,149	2,612.00										
2015	2015-660095394	MAASS, CHRISTINA L & AARON J			4	249,263	1000	26,419	2,561.00										
2014	2014-660095394	MAASS, CHRISTINA L & AARON J			4	255,516	1000	27,107	2,488.00										
2013	2013-660095394	MAASS, CHRISTINA L & AARON J			4	169,059	1000	16,762	1,597.00										



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Lot Data		Square-Foot - NBHD 6090 #1	
Lot Size			
Lot Count			
Units Buildable			
Non-Ag Acres	2.5225		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	109,880.00 x .53 = 57,962		
Factor Value			
Adjustments	1.0000		
Lot Value	57,962		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,161 / 2,161
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,161
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	794 Attached Garage - Unfinished
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	294,424	136.24	Per SqFt

Direct Comparables			
Selection Model	1	Res	
Adjustment Model	A2	AO Test	
Comparables	4		
Indicated Value	367,130		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	105.57	Total Misc Impr	+	9,014			
Roofing Adj	+ 4.61	Garage Cost	+	23,653			
Subfloor Adj	+ -2.19	Total RCN	=	308,864			
Heat/Cool Adj	+ 12.64	Depreciation (20%)	-	61,773			
Plumbing Adj	+ 7.18	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	247,091			
Adj Base Cost	= 127.81	Lot Value	+	57,962			
Total Area	x 2,161	Indicated Value	=	305,053			
Adjusted Cost	= 276,197	Value Per SqFt		141.16			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	247,091		
Lot Value	57,962		
Indicated Value	305,053	141.16	Per SqFt
Agland Value			
Site Improvements	13,397		
Total Value	318,450	147.36	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	117116	18x12		216	26.25		5,670
PRCH	SLAB PORCH - COVERED	117117	14x9		126	26.54		3,344



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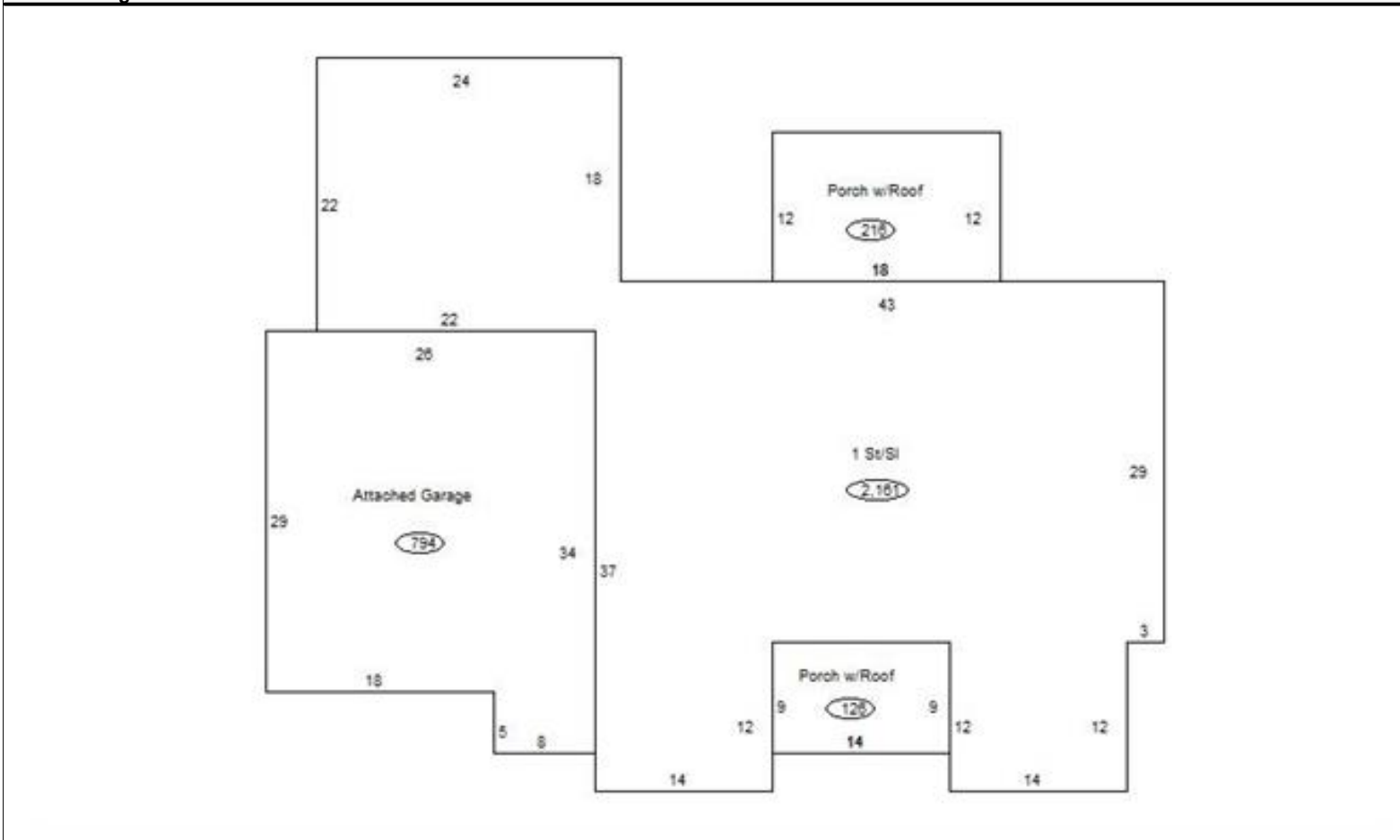
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Sketch Image

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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	2,161	1.000	2,161
2	G	1	Slab	13	Attached Garage	794	1.000	794
3	M	PRCH		13	SLBC	216	1.000	216
4	M	PRCH		13	SLBC	126	1.000	126
Total Building Area						2,161		2,161



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	GRDT	GARAGE - DETACHED	0x0x0			480
	Qual 3	Cond 3	Year	Eff Age		
Valuation Summary		Modifier Total	RCN	Depr (5% Phys/ % Func)		RCNLD
Base Cost (29.38 x 480)		14,102	14,102	705		13,397