



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 08:40:27
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Assessment Data					Primary Image									
Account	660095973													
Parcel ID	000000-00-0-00958-002-0018													
Cadastral ID	13-21-15-05130													
Property Type	REAL - Real Property													
Property Class	RRP	VI Area 4												
Tax Area	18 - CLAREMORE RURAL/W/O FIRE													
Name ID	312406													
ALAMBAR, TIMMIE R & PAMELA D														
21780 S SUMMITT TRAIL CLAREMORE OK 74019-0000														
Parcel Location														
Situs	21780 S SUMMITT TRL													
Subdivision	WOODLANDS AT WESTIN PARK													
Lot/Block	0018 / 0002	Parcel Size 1 - Lots												
Sec/Twn/Rng	13 / 21 / 15 / 5													
Neighborhood	1089 - R-V03,4-SE CLAREMORE													
School District	S001 - CLAREMORE SCHOOLS													
Legal Description Lat/Long: 36.29618641 -95.66805810														
WOODLANDS AT WESTIN PARK BLOCK 2 LOT 18														
Building Permits														
<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>R2013 10 23</td> <td>R15-NEW 2137 SQ FT SFR</td> <td>10/2013</td> <td>06/2014</td> <td>180,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R2013 10 23	R15-NEW 2137 SQ FT SFR	10/2013	06/2014	180,000
Number	Description	Opened	Closed	Amount										
R2013 10 23	R15-NEW 2137 SQ FT SFR	10/2013	06/2014	180,000										
Exemptions														
Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code					
H	Homestead	Yes	1,000	1,000	2404/207	QUALITY HOME BUILDERS LLC	05/30/2014	235,000	YES					
					2360/317	KNAPP, BRETT D PROPERTIES LLC	09/27/2013	0	4					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax						
Remove Cap	2015	Land Value	65,142	39,166	11%	4,308	Assessed	33,724	3,117.11					
Year Frozen	0	Improvements	298,684	267,418		29,416	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-92.00					
TIF Project ID	0	Total Value	363,826	306,584		33,724	Total Taxable	32,724	3,025.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660095973	ALAMBAR, TIMMIE R &	18	351,893	1000	31,742	2,934.00							
2024	2024-660095973	ALAMBAR, TIMMIE R &	18	370,444	1000	30,789	2,846.00							
2023	2023-660095973	ALAMBAR, TIMMIE R &	18	291,459	1000	29,863	2,735.00							
2022	2022-660095973	ALAMBAR, TIMMIE R &	18	294,224	1000	28,964	2,681.00							
2021	2021-660095973	ALAMBAR, TIMMIE R &	18	264,483	1000	28,091	2,480.00							
2020	2020-660095973	ALAMBAR, TIMMIE R &	18	262,445	1000	27,244	2,495.00							
2019	2019-660095973	ALAMBAR, TIMMIE R &	18	249,285	1000	26,421	2,447.00							
2018	2018-660095973	ALAMBAR, TIMMIE R &	18	253,494	1000	26,884	2,484.00							
2017	2017-660095973	ALAMBAR, TIMMIE R &	18	251,426	1000	26,657	2,445.00							
2016	2016-660095973	ALAMBAR, TIMMIE R &	18	244,945	1000	25,889	2,427.00							
2015	2015-660095973	ALAMBAR, TIMMIE R &	18	237,328	1000	25,106	2,260.00							
2014	2014-660095973	ALAMBAR, TIMMIE R &	18	8,860	0	975	90.00							



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Lot Data		Square-Foot - NBHD 1089 #1		Primary Image	
Lot Size	0	0			
Lot Count	1				
Units Buildable					
Non-Ag Acres	1.1369				
Topography					
Street Access					
Utilities					
Amenities	LAND QUALITY	0	0		
Method	Square-Foot				
Base Lot Value	49,523.00 x 1.32 = 65,142				
Factor Value					
Adjustments	1.0000				
Lot Value	65,142				

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,138 / 2,138
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,138
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	576 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2014 / 9



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Cost Approach		Manual : 01/2025	
Base Cost	111.13	Total Misc Impr	+ 15,700
Roofing Adj	+ 5.29	Garage Cost	+ 22,205
Subfloor Adj	+ -3.40	Total RCN	= 328,224
Heat/Cool Adj	+ 14.47	Depreciation (9%)	- 29,540
Plumbing Adj	+ 8.30	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 298,684
Adj Base Cost	= 135.79	Lot Value	+ 65,142
Total Area	x 2,138	Indicated Value	= 363,826
Adjusted Cost	= 290,319	Value Per SqFt	170.17

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	304,562	142.45	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	3
Indicated Value	281,720 Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	298,684		
Lot Value	65,142		
Indicated Value	363,826	170.17	Per SqFt
Agland Value			
Site Improvements			
Total Value	363,826	170.17	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	6,429.63		6,430
PRCH	SLAB PORCH - COVERED	122220	17x13		221	28.73		6,349
PRCH	SLAB PORCH - COVERED	122222	20x5		100	29.21		2,921

