



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 09:34:50
 Page 1

Assessment Data	Primary Image
Account 660100751 Parcel ID 00000000-00200248-003-0001 Cadastral ID 01-20-14-03500 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 269780 GUZMAN, AUGUSTIN SR & LUCILA 12310 E 420 RD CLAREMORE OK 74017-0000 Parcel Location Situs Subdivision DEER RUN AT STONE CANYON PHASE II Lot/Block 0001 / 0003 Parcel Size 1 - Lots Sec/Twn/Rng 1 / 20 / 14 / 5 Neighborhood 1039 - R-V04, SW OWASSO School District S021 - OWASSO SCHOOLS	<p>No Image On File</p>

Legal Description	Lat/Long: 36.24444323 -95.76428705	Building Permits										
LOT 1 BLOCK 3 DEER RUN AT STONE CANYON PHASE II		<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																				
<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></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Code	Type	Active	Maximum	Exemption						<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>C.A.B.O. DEVELOPMENT COMPANY LI</td> <td>08/21/2019</td> <td>73,500</td> <td>YES</td> </tr> </tbody> </table>	Bk/Pg	Grantor	Date	Price	Code	/	C.A.B.O. DEVELOPMENT COMPANY LI	08/21/2019	73,500	YES
Code	Type	Active	Maximum	Exemption																	
Bk/Pg	Grantor	Date	Price	Code																	
/	C.A.B.O. DEVELOPMENT COMPANY LI	08/21/2019	73,500	YES																	

Parcel Valuation									
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	97.960	Current Tax
Remove Cap	2020	Land Value	123,945	88,558	11%	9,741	Assessed	9,741	954.23
Year Frozen		Improvements	0	0		0	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	123,945	88,558		9,741	Total Taxable	9,741	954.00

Assessment History								
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	
2025	2025-660100751	GUZMAN, AUGUSTIN SR & LUCILA	3	123,945	0	9,278	909.00	
2024	2024-660100751	GUZMAN, AUGUSTIN SR & LUCILA	3	118,458	0	8,836	849.00	
2023	2023-660100751	GUZMAN, AUGUSTIN SR & LUCILA	3	76,500	0	8,415	789.00	
2022	2022-660100751	GUZMAN, AUGUSTIN SR & LUCILA	3	76,500	0	8,415	824.00	
2021	2021-660100751	GUZMAN, AUGUSTIN SR & LUCILA	3	76,500	0	8,415	814.00	
2020	2020-660100751	GUZMAN, AUGUSTIN SR & LUCILA	3	76,500	0	8,415	813.00	
2019	2019-660100751	GUZMAN, AUGUSTIN SR & LUCILA	3	5,691	0	626	61.00	
2018	2018-660100751	C.A.B.O. DEVELOPMENT COMPANY LLC	3	5,691	0	626	58.00	



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Lot Data		Square-Foot - NBHD 1039 #1		Primary Image				
Lot Size	0	0						
Lot Count	1							
Units Buildable								
Non-Ag Acres	0.5584							
Topography								
Street Access								
Utilities								
Amenities			0					
			0					
Method	Square-Foot							
Base Lot Value	24,324.00 x 5.10 = 123,945							
Factor Value								
Adjustments	1.0000							
Lot Value	123,945							
Residential Data								
Type								
Condition	-							
Quality	-							
Architecture								
Style								
Exterior Wall								
Base/Total Area	/			GRM Approach				
Style				GRM Code				
HVAC				Gross Rent 0.00				
Roof Cover				Indicated Value				
Area on Slab				Multiple Regression				
Fixture/RghIn	/			MRA Code				
Bed/F/H Bath	/ /			Adusted R				
Basement Area				Indicated Value				
Garage Type				Direct Comparables				
Remodel				Selection Model A Adam Test				
Year/Eff Age	/			Adjustment Model 1 2022 Residential				
Cost Approach		Manual : 01/2025						
Base Cost	0.00	Total Misc Impr	+	0				
Roofing Adj	+ 0.00	Garage Cost	+					
Subfloor Adj	+ 0.00	Total RCN	=	0				
Heat/Cool Adj	+ 0.00	Depreciation (0%)	-	0				
Plumbing Adj	+ 0.00	Lump Sums	+	0				
Basement Adj	+ 0.00	RCNLD	=					
Adj Base Cost	= 0.00	Lot Value	+	123,945				
Total Area	x	Indicated Value	=	123,945				
Adjusted Cost	= 0	Value Per SqFt		0.00				
				Value Reconciliation				
				Selected Approach Cost Approach				
				Improvements				
				Lot Value 123,945				
				Indicated Value 123,945 0.00 Per SqFt				
				Aglard Value				
				Site Improvements				
				Total Value 123,945 0.00 Total Value Per SqFt				
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value