



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
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Assessment Data					Primary Image				
Account	660102096								
Parcel ID	000000-0-0-000136-002-0007								
Cadastral ID	19-21-16-05230								
Property Type	REAL - Real Property								
Property Class	URP	VI Area	1						
Tax Area	17 - CLAREMORE OT								
Name ID	337189								
TURUBCHUK, IRINA									
2521 S PIGUET LN CLAREMORE OK 74019-0000									
Parcel Location									
Situs	02521 S PIGUET LN								
Subdivision	CATALAYAH CROSSING								
Lot/Block	0007 / 0002	Parcel Size	1 - Lots						
Sec/Twn/Rng	19 / 21 / 16 / 5								
Neighborhood	1012 - R-V01-SW CLAREMORE								
School District	S001 - CLAREMORE SCHOOLS								
Legal Description Lat/Long: 36.28123070 -95.64486715									
Building Permits									
LOT 7 BLOCK 2 CATALAYAH CROSSING									
Number	Description	Opened	Closed	Amount					
R 21 0097	R22- NEW 1930 SQ FT SFR	03/2021	01/2022	200,000					
Exemptions									
Code	Type	Active	Maximum	Exemption					
H	Homestead	Yes	1,000	1,000					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
/	TITAN HOMES LLC	01/13/2022	310,000	YES					
/	INTRINSIC DEVELOPMENT LLC	03/31/2021	42,500	4					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax	
Remove Cap	2023	Land Value	67,259	67,259	11%	7,398	Assessed	35,718 3,301.41	
Year Frozen		Improvements	257,451	257,451		28,320	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -92.00	
TIF Project ID	0	Total Value	324,710	324,710		35,718	Total Taxable	34,718 3,209.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660102096	TURUBCHUK, IRINA	17	316,487	1000	33,813	3,125.00		
2024	2024-660102096	TURUBCHUK, IRINA	17	354,439	1000	34,123	3,154.00		
2023	2023-660102096	TURUBCHUK, IRINA	17	310,000	1000	33,100	3,032.00		
2022	2022-660102096	TURUBCHUK, IRINA	17	247,419	0	27,217	2,519.00		
2021	2021-660102096	TITAN HOMES LLC	17	7,314	0	805	71.00		
2020	2020-660102096	INTRINSIC DEVELOPMENT LLC	17	7,314	0	805	74.00		
2019	2019-660102096	INTRINSIC DEVELOPMENT LLC	17	7,314	0	805	75.00		



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Lot Data		Square-Foot - NBHD 1012 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.6598		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
			0
Method	Square-Foot		
Base Lot Value	28,743.00 x 2.34 = 67,259		
Factor Value			
Adjustments	1.0000		
Lot Value	67,259		



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-9-15\IMG_003I 9/18/2023

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	1,902 / 1,902
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,902
Fixture/RghIn	/
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	652 Attached Garage - Finished
Remodel	
Year/Eff Age	2021 / 4

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	283,565	149.09	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	1		
Indicated Value	124,090		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	105.38	Total Misc Impr	+ 4,690
Roofing Adj	+ 4.61	Garage Cost	+ 23,950
Subfloor Adj	+ -2.18	Total RCN	= 268,178
Heat/Cool Adj	+ 12.26	Depreciation (4%)	- 10,727
Plumbing Adj	+ 5.87	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 257,451
Adj Base Cost	= 125.94	Lot Value	+ 67,259
Total Area	x 1,902	Indicated Value	= 324,710
Adjusted Cost	= 239,538	Value Per SqFt	170.72

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	257,451		
Lot Value	67,259		
Indicated Value	324,710	170.72	Per SqFt
Agland Value			
Site Improvements			
Total Value	324,710	170.72	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	152727	14x10		140	25.70		3,598
PRCH	Slab Porch - Covered	152728	7x6		42	26.00		1,092



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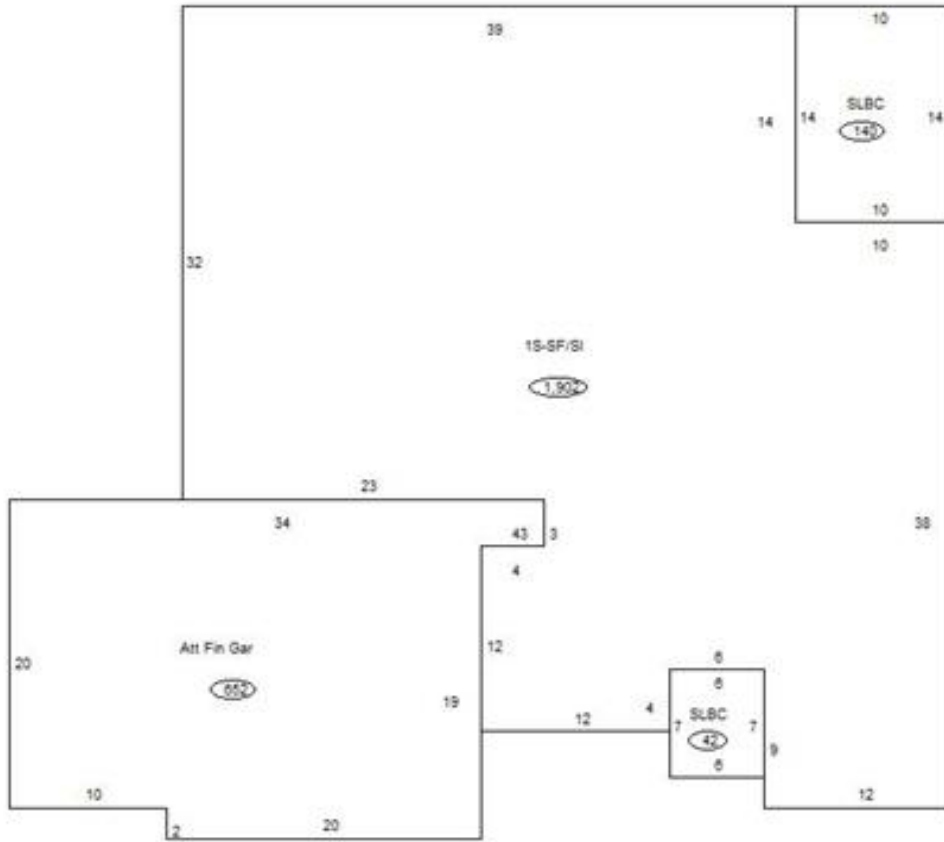
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1S-SF/SI	1,902	1.000	1,902
2	G	5		10	Att Fin Gar	652	1.000	652
3	M	PRCH		10	SLBC	140	1.000	140
4	M	PRCH		10	SLBC	42	1.000	42
Total Building Area						1,902		1,902



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	0x0x0			
	Qual	Cond	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (4.68 x)					