



# 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	660102104									
Parcel ID	000000-0-0-000136-003-0003									
Cadastral ID	19-21-16-05310									
Property Type	REAL - Real Property									
Property Class	URP	VI Area	1							
Tax Area	17 - CLAREMORE OT									
Name ID	349602									
RYAN, JOSHUA & ALEX NICOLE										
21756 S HWY 88 CLAREMORE OK 74019-0000										
Parcel Location										
Situs	02620 S PIGUET LN									
Subdivision	CATALAYAH CROSSING									
Lot/Block	0003 / 0003	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: 36.27946644 -95.64427666				Building Permits						
LOT 3 BLOCK 3 CATALAYAH CROSSING				Number	Description	Opened	Closed	Amount		
				R 21 0096	R22- NEW 1900 SQ FT SFR	03/2021	11/2021	190,000		
Exemptions				Sale History						
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code	
					/	HAMILTON, CARLYE &	02/25/2026	395,000	YES	
					/	WILLOY HOMES LLC	12/13/2021	363,000	YES	
					/	INTRINSIC DEVELOPMENT LLC	02/22/2021	0	15	
Parcel Valuation										
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax	
Remove Cap	2027		Land Value	39,506	39,506	11%	4,346	Assessed	39,102	3,614.20
Year Frozen			Improvements	315,961	315,961		34,756	Penalty	0	
Uncapped Value	0		Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0		Total Value	355,467	355,467		39,102	Total Taxable	39,102	3,614.00
Assessment History										
Tax Year	Statement Number	Billed Owner		Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660102104	HAMILTON, CARLYE &		17	345,420	0	37,997	3,512.00		
2024	2024-660102104	HAMILTON, CARLYE &		17	363,933	0	40,033	3,700.00		
2023	2023-660102104	HAMILTON, CARLYE &		17	363,000	0	39,930	3,658.00		
2022	2022-660102104	HAMILTON, CARLYE &		17	363,000	0	39,930	3,696.00		
2021	2021-660102104	WILLOY HOMES LLC		17	7,314	0	805	71.00		
2020	2020-660102104	INTRINSIC DEVELOPMENT LLC		17	7,314	0	805	74.00		
2019	2019-660102104	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	0.3876		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
			0
Method	Square-Foot		
Base Lot Value	16,883.00 x 2.34 = 39,506		
Factor Value			
Adjustments	1.0000		
Lot Value	39,506		



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-9-15\IMG\_004I 9/18/2023

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	2,117 / 2,117
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,117
Fixture/RghIn	/
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	788 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	337,520	159.43	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	2		
Indicated Value	365,120		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	108.01	Total Misc Impr	+ 18,415
Roofing Adj	+ 5.14	Garage Cost	+ 35,649
Subfloor Adj	+ -3.30	Total RCN	= 329,126
Heat/Cool Adj	+ 14.04	Depreciation ( 4%)	- 13,165
Plumbing Adj	+ 6.04	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 315,961
Adj Base Cost	= 129.93	Lot Value	+ 39,506
Total Area	x 2,117	Indicated Value	= 355,467
Adjusted Cost	= 275,062	Value Per SqFt	167.91

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	315,961		
Lot Value	39,506		
Indicated Value	355,467	167.91	Per SqFt
Agland Value			
Site Improvements			
Total Value	355,467	167.91	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	152467	19x17		323	27.55		8,899
PRCH	Slab Porch - Covered	152468	116		116	28.27		3,279
FPR1	Fireplace - Residential 1 Story			1	1	6,236.74		6,237



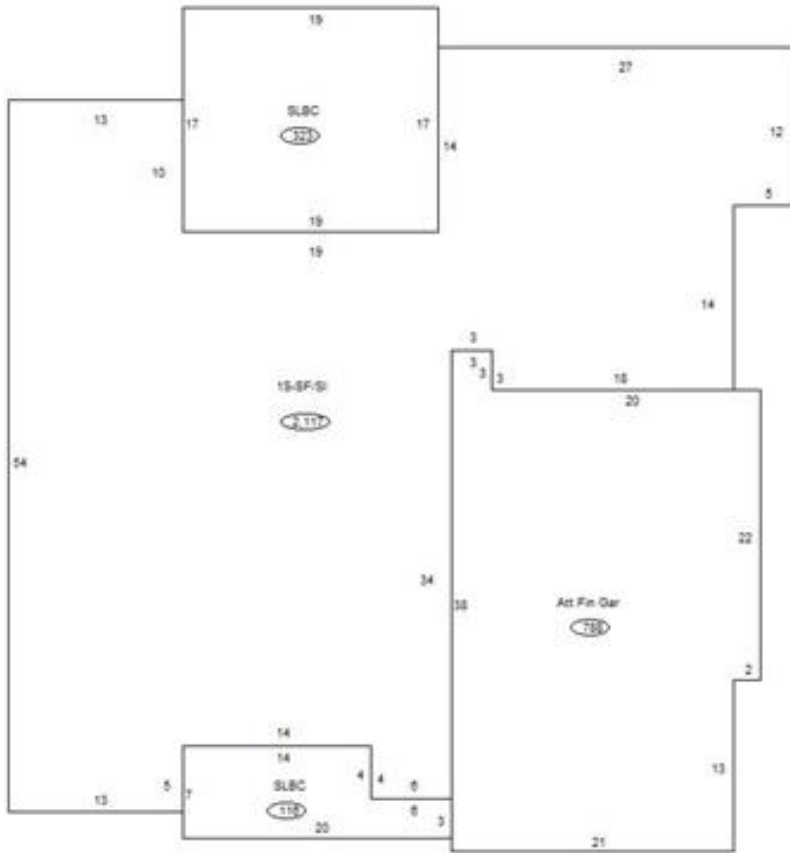
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Sketch Image

660102104



**Sketch Vector Information**

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1S-SF/SI	2,117	1.000	2,117
2	G	5		10	Att Fin Gar	788	1.000	788
3	M	PRCH		10	SLBC	323	1.000	323
4	M	PRCH		10	SLBC	116	1.000	116
<b>Total Building Area</b>						<b>2,117</b>		<b>2,117</b>