



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 09:51:43
Page 1

Assessment Data				Primary Image						
Account	660102107									
Parcel ID	000000-0-0-000136-003-0006									
Cadastral ID	19-21-16-05340									
Property Type	REAL - Real Property									
Property Class	URP	VI Area	1							
Tax Area	17 - CLAREMORE OT									
Name ID	338344									
YEROKHIN, PETR & ALLA YEROKHINA										
14980 S 4180 RD CLAREMORE OK 74017-3497										
Parcel Location										
Situs	02560 S PIGUET LN									
Subdivision	CATALAYAH CROSSING									
Lot/Block	0006 / 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: 36.28042601 -95.64416031				Building Permits						
LOT 6 BLOCK 3 CATALAYAH CROSSING				Number	Description	Opened	Closed	Amount		
				R21 0527	R23- NEW 1854 SQ FT SFR	12/2021	08/2022	195,000		
Exemptions				Sale History						
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code	
					/	TITAN HOMES LLC	05/16/2022	310,000	YES	
					/	INTRINSIC DEVELOPMENT LLC	11/18/2021	42,500	4	
Parcel Valuation										
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax	
Remove Cap	2023		Land Value	41,983	41,983	11%	Assessed	33,316	3,079.40	
Year Frozen			Improvements	260,889	260,889		Penalty	0		
Uncapped Value	0		Mobile Home	0	0	0	Exemption	0	0.00	
TIF Project ID	0		Total Value	302,872	302,872	33,316	Total Taxable	33,316	3,079.00	
Assessment History										
Tax Year	Statement Number	Billed Owner		Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660102107	YEROKHIN, PETR &		17	291,994	0	32,119	2,969.00		
2024	2024-660102107	YEROKHIN, PETR &		17	310,017	0	34,102	3,152.00		
2023	2023-660102107	YEROKHIN, PETR &		17	310,000	0	34,100	3,124.00		
2022	2022-660102107	YEROKHIN, PETR &		17	7,314	0	805	75.00		
2021	2021-660102107	INTRINSIC DEVELOPMENT LLC		17	7,314	0	805	71.00		
2020	2020-660102107	INTRINSIC DEVELOPMENT LLC		17	7,314	0	805	74.00		
2019	2019-660102107	INTRINSIC DEVELOPMENT LLC		17	7,314	0	805	75.00		



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 09:51:44
 Page 2

Lot Data		Square-Foot - NBHD 1012 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.4021		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
			0
Method	Square-Foot		
Base Lot Value	17,517.00 x 2.34 = 40,990		
Factor Value			
Adjustments	1.0242		
Lot Value	41,983		



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-9-15\IMG_004: 9/18/2023

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% One Story
Exterior Wall	95% Veneer, Masonry 5% Veneer, Stone
Base/Total Area	1,710 / 1,710
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,710
Fixture/RghIn	/
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	658 Attached Garage - Finished
Remodel	
Year/Eff Age	2022 / 3

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	293,988	171.92	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	1		
Indicated Value	205,320		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	113.38	Total Misc Impr	+ 4,855
Roofing Adj	+ 5.38	Garage Cost	+ 30,158
Subfloor Adj	+ -3.47	Total RCN	= 268,958
Heat/Cool Adj	+ 14.04	Depreciation (3%)	- 8,069
Plumbing Adj	+ 7.48	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 260,889
Adj Base Cost	= 136.81	Lot Value	+ 41,983
Total Area	x 1,710	Indicated Value	= 302,872
Adjusted Cost	= 233,945	Value Per SqFt	177.12

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	260,889		
Lot Value	41,983		
Indicated Value	302,872	177.12	Per SqFt
Agland Value			
Site Improvements			
Total Value	302,872	177.12	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	154432	18x8		144	28.16		4,055
PRCH	Slab Porch - Covered	154433	7x4		28	28.56		800



Rogers

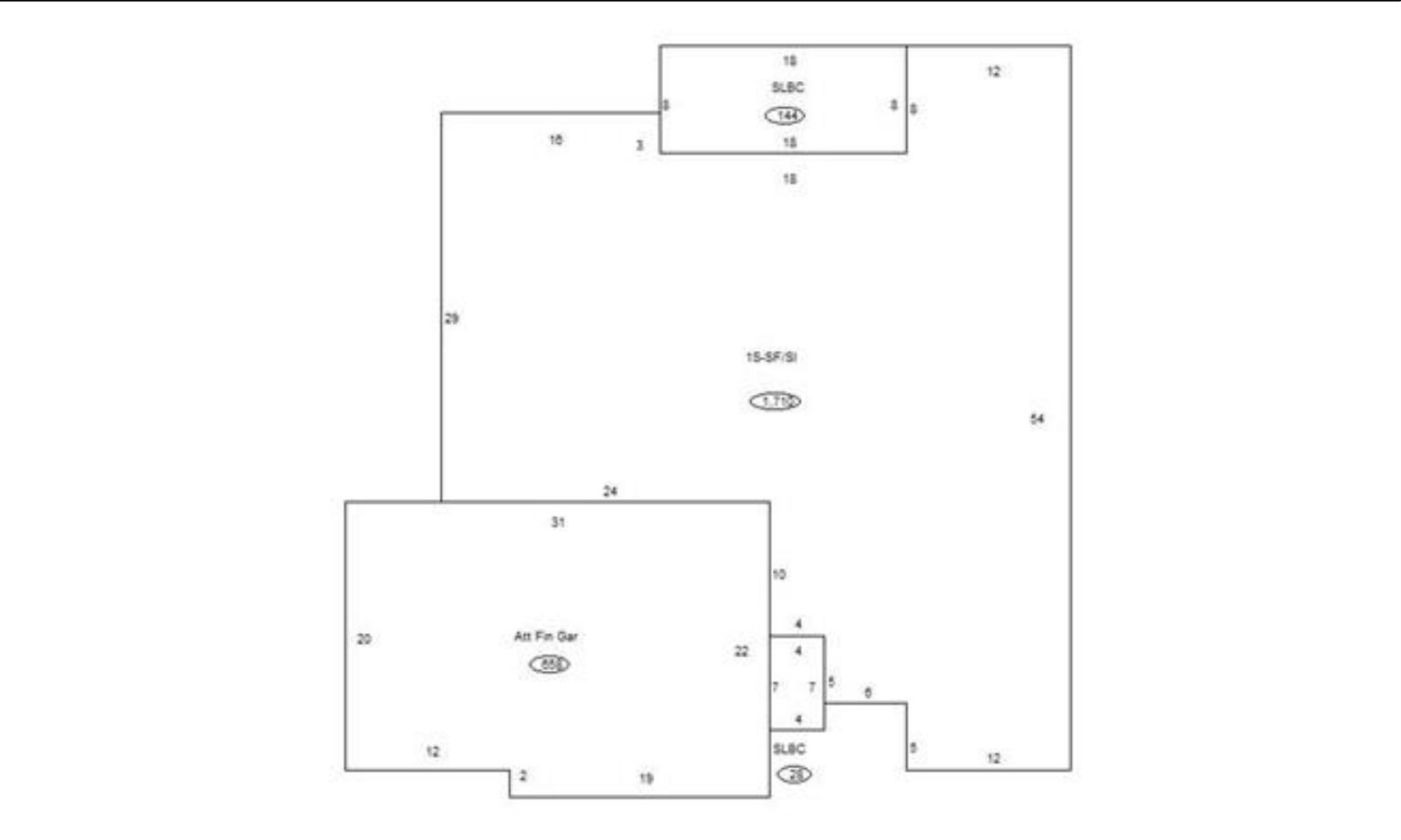
Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 09:51:44
 Page 3

Sketch Image

660102107



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1S-SF/SI	1,710	1.000	1,710
2	G	5		10	Att Fin Gar	658	1.000	658
3	M	PRCH		10	SLBC	144	1.000	144
4	M	PRCH		10	SLBC	28	1.000	28
Total Building Area						1,710		1,710