



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 09:51:52
 Page 1

Assessment Data				Primary Image																																																							
Account	660102112																																																										
Parcel ID	000000-0-0-000136-003-0011																																																										
Cadastral ID	19-21-16-05390																																																										
Property Type	REAL - Real Property																																																										
Property Class	URP	VI Area	1																																																								
Tax Area	17 - CLAREMORE OT																																																										
Name ID	343167																																																										
PRIEBE, JOHN MICHAEL																																																											
2441 W KING LN CLAREMORE OK 74019-0000																																																											
Parcel Location																																																											
Situs	02441 W KING LN																																																										
Subdivision	CATALAYAH CROSSING																																																										
Lot/Block	0011 / 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: 36.28133909 -95.64316090				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>R23 23-32</td> <td>R24 NEW SFR 1913 SQ FT</td> <td>02/2023</td> <td>09/2023</td> <td>230,000</td> </tr> </tbody> </table>						Number	Description	Opened	Closed	Amount	R23 23-32	R24 NEW SFR 1913 SQ FT	02/2023	09/2023	230,000																																								
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LOT 11 BLOCK 3 CATALAYAH CROSSING				Sale History <table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> <th>Bk/Pg</th> <th>Grantor</th> <th>Date</th> <th>Price</th> <th>Code</th> </tr> </thead> <tbody> <tr> <td>/</td> <td></td> <td></td> <td></td> <td></td> <td>/</td> <td>FLEAK, DAWSON D &</td> <td>11/20/2023</td> <td>349,000</td> <td>YES</td> </tr> <tr> <td>/</td> <td></td> <td></td> <td></td> <td></td> <td>/</td> <td>MARKET SMART SERVICES &</td> <td>02/01/2023</td> <td>48,000</td> <td>YES</td> </tr> <tr> <td>/</td> <td></td> <td></td> <td></td> <td></td> <td>/</td> <td>EXCELSIOR HOMES LLC</td> <td>12/07/2022</td> <td>0</td> <td>WB</td> </tr> <tr> <td>/</td> <td></td> <td></td> <td></td> <td></td> <td>/</td> <td>INTRINSIC DEVELOPMENT LLC</td> <td>11/24/2020</td> <td>85,000</td> <td>WB</td> </tr> </tbody> </table>						Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code	/					/	FLEAK, DAWSON D &	11/20/2023	349,000	YES	/					/	MARKET SMART SERVICES &	02/01/2023	48,000	YES	/					/	EXCELSIOR HOMES LLC	12/07/2022	0	WB	/					/	INTRINSIC DEVELOPMENT LLC	11/24/2020	85,000	WB
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Exemptions				Parcel Valuation																																																							
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Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax																																																		
Remove Cap	2024		Land Value	54,499	54,499	11%	Assessed	37,630	3,478.14																																																		
Year Frozen			Improvements	287,595	287,595		Penalty	0																																																			
Uncapped Value	0		Mobile Home	0	0		Exemption	0	0.00																																																		
TIF Project ID	0		Total Value	342,094	342,094		Total Taxable	37,630	3,478.00																																																		
Assessment History																																																											
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																																		
2025	2025-660102112	PRIEBE, JOHN MICHAEL			17	330,060	0	36,307	3,356.00																																																		
2024	2024-660102112	PRIEBE, JOHN MICHAEL			17	349,550	0	38,451	3,554.00																																																		
2023	2023-660102112	FLEAK, DAWSON D &			17	42,500	0	4,675	428.00																																																		
2022	2022-660102112	EXCELSIOR HOMES LLC			17	42,500	0	4,675	433.00																																																		
2021	2021-660102112	EXCELSIOR HOMES LLC			17	42,500	0	4,675	413.00																																																		
2020	2020-660102112	INTRINSIC DEVELOPMENT LLC			17	7,314	0	805	74.00																																																		
2019	2019-660102112	INTRINSIC DEVELOPMENT LLC			17	7,314	0	805	75.00																																																		



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 Page 2

Lot Data		Square-Foot - NBHD 1012 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.3873		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
			0
Method	Square-Foot		
Base Lot Value	16,871.00 x 2.34 = 39,478		
Factor Value			
Adjustments	1.3805		
Lot Value	54,499		



\\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	100% Veneer, Masonry
Base/Total Area	1,926 / 1,926
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,926
Fixture/RghIn	/
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	697 Attached Garage - Finished
Remodel	
Year/Eff Age	2023 / 2

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	
Adjusted R	
Indicated Value	

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	
Indicated Value	

Cost Approach Manual : 01/2025

Base Cost	110.13	Total Misc Impr	+	6,131
Roofing Adj	+ 5.27	Garage Cost	+	31,695
Subfloor Adj	+ -3.35	Total RCN	=	293,464
Heat/Cool Adj	+ 14.04	Depreciation (2%)	-	5,869
Plumbing Adj	+ 6.63	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	287,595
Adj Base Cost	= 132.73	Lot Value	+	54,499
Total Area	x 1,926	Indicated Value	=	342,094
Adjusted Cost	= 255,638	Value Per SqFt		177.62

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	287,595		
Lot Value	54,499		
Indicated Value	342,094	177.62	Per SqFt
Agland Value			
Site Improvements			
Total Value	342,094	177.62	Total Value Per SqFt

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	158004	22x8		176	28.03		4,933
PRCH	Slab Porch - Covered	158005	7x6		42	28.52		1,198

