



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 660104152 Parcel ID 000000-00-0-00381-002-0016 Cadastral ID 36-21-15-09111 Property Type REAL - Real Property Property Class URP VI Area 4 Tax Area 80 - VERDIGRIS TOWN/ VERDIGRI Name ID 331336 KINDRED, TURNER F III & TINA DEE 24781 S LAKEWAY DR CLAREMORE OK 74019-0000 Parcel Location Situs 24781 S LAKEWAY RD Subdivision HILLCREST HEIGHTS Lot/Block 0016 / 0001 Parcel Size .4 - Lots Sec/Twn/Rng 36 / 21 / 15 / 5 Neighborhood 1076 - R-V04-SW VERDIGRIS School District S008 - VERDIGRIS SCHOOLS					<p style="text-align: right; color: orange;">07/21/2022</p> <p>\\tsclient\T\TOM\COMMERCIAL PICS\2022-07-21\IMG_0021.JPG 7/21/2022</p>														
Legal Description Lat/Long: 36.25174294 -95.65533756																			
W 250' LOT 15 BLOCK 1 HILLCREST HEIGHTS					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>R21</td> <td>R22-SPLIT</td> <td>08/2020</td> <td>12/2021</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R21	R22-SPLIT	08/2020	12/2021	
Number	Description	Opened	Closed	Amount															
R21	R22-SPLIT	08/2020	12/2021																
Exemptions					Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
H	Homestead	Yes	1,000	1,000	/	WILLIAMS, THEODORE B JR	07/31/2020	0	4										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	104.132	Current Tax										
Remove Cap	0		Land Value 55,966	19,064	11%	2,097	Assessed	36,677	3,819.24										
Year Frozen			Improvements 317,996	314,363		34,580	Penalty	0											
Uncapped Value	0		Mobile Home 0	0		0	Exemption	1,000	-87.00										
TIF Project ID	0		Total Value 373,962	333,427		36,677	Total Taxable	35,677	3,732.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660104152	KINDRED, TURNER F III &			80	363,642	1000	34,609	3,620.00										
2024	2024-660104152	KINDRED, TURNER F III &			80	562,446	1000	33,572	3,228.00										
2023	2023-660104152	KINDRED, TURNER F III &			80	305,134	1000	32,565	3,085.00										
2022	2022-660104152	KINDRED, TURNER F III &			80	296,681	1000	31,635	3,051.00										
2021	2021-660104152	LONGHORN CONST LLC &			80	10,000	0	1,100	103.00										
2020	2020-660104152	WILLIAMS, TINA DEE &			80	10,000	0	1,100	103.00										



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Lot Data	Square-Foot - NBHD 1076 #1	Primary Image
Lot Size	0 0	
Lot Count	0	
Units Buildable	10000	
Non-Ag Acres	1.4283	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY 0	
	0	
Method	Square-Foot	
Base Lot Value	62,219.00 x .90 = 55,966	
Factor Value		
Adjustments	1.0000	
Lot Value	55,966	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	70% Frame, Siding, Wood 30% Veneer, Masonry
Base/Total Area	2,342 / 2,342
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,342
Fixture/RghIn	/
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	847 Attached Garage - Finished
Remodel	
Year/Eff Age	2021 / 4



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	333,383	142.35	Per SqFt

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

Cost Approach		Manual : 01/2025	
Base Cost	102.51	Total Misc Impr	+ 9,773
Roofing Adj	+ 4.73	Garage Cost	+ 32,892
Subfloor Adj	+ -2.28	Total RCN	= 331,246
Heat/Cool Adj	+ 13.15	Depreciation (4%)	- 13,250
Plumbing Adj	+ 5.11	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 317,996
Adj Base Cost	= 123.22	Lot Value	+ 55,966
Total Area	x 2,342	Indicated Value	= 373,962
Adjusted Cost	= 288,581	Value Per SqFt	159.68

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	317,996		
Lot Value	55,966		
Indicated Value	373,962	159.68	Per SqFt
Agland Value			
Site Improvements			
Total Value	373,962	159.68	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	152932	19x12		228	27.26		6,215
PRCH	Slab Porch - Covered	152933	129		129	27.58		3,558



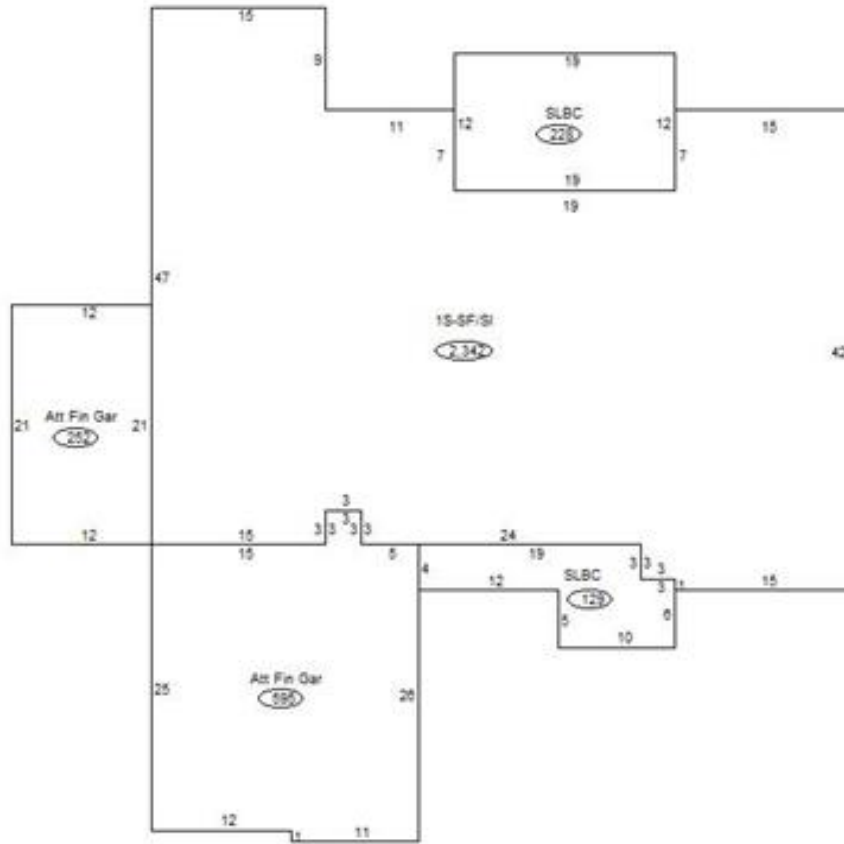
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Sketch Image

660104152



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1S-SF/Sl	2,342	1.000	2,342
2	G	5		13	Att Fin Gar	595	1.000	595
3	G	5		13	Att Fin Gar	252	1.000	252
4	M	PRCH		13	SLBC	228	1.000	228
5	M	PRCH		13	SLBC	129	1.000	129
Total Building Area						2,342		2,342