



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 10:13:52
Page 1

Assessment Data					Primary Image																																															
Account	660104379																																																			
Parcel ID	00000-0-0-0000416-002-0011																																																			
Cadastral ID	30-21-16-13890																																																			
Property Type	REAL - Real Property																																																			
Property Class	URP	VI Area 1																																																		
Tax Area	85 - CLRM SD-VERD TOWN/FIRE																																																			
Name ID	344697																																																			
PERSO, CECILIA																																																				
10102 E JEFF ST CLAREMORE OK 74019-0000																																																				
Parcel Location																																																				
Situs	10102 E JEFF ST																																																			
Subdivision	KING RIDGE IV																																																			
Lot/Block	0011 / 0002	Parcel Size 1 - Lots																																																		
Sec/Twn/Rng	30 / 21 / 16 / 5																																																			
Neighborhood	1109 - R-V03-SW VERDIGRIS																																																			
School District	S001 - CLAREMORE SCHOOLS																																																			
Legal Description Lat/Long: 36.27129651 -95.64916986																																																				
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 47</td> <td>R22- NEW 1422 SQ FT SFR</td> <td>04/2021</td> <td>08/2021</td> <td>120,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R21 47	R22- NEW 1422 SQ FT SFR	04/2021	08/2021	120,000																																						
Number	Description	Opened	Closed	Amount																																																
R21 47	R22- NEW 1422 SQ FT SFR	04/2021	08/2021	120,000																																																
Exemptions <table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td>H</td> <td>Homestead</td> <td>Yes</td> <td>1,000</td> <td>1,000</td> </tr> <tr> <td>HV</td> <td>Veteran</td> <td>No</td> <td></td> <td></td> </tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption	H	Homestead	Yes	1,000	1,000	HV	Veteran	No																																			
Code	Type	Active	Maximum	Exemption																																																
H	Homestead	Yes	1,000	1,000																																																
HV	Veteran	No																																																		
Sale History <table border="1"> <thead> <tr> <th>Bk/Pg</th> <th>Grantor</th> <th>Date</th> <th>Price</th> <th>Code</th> </tr> </thead> <tbody> <tr> <td>/</td> <td>LOVELAND, JACK WEST</td> <td>06/27/2024</td> <td>237,000</td> <td>YES</td> </tr> <tr> <td>/</td> <td>RAUSCH COLEMAN HOMES OF TULSA</td> <td>07/19/2021</td> <td>178,000</td> <td>YES</td> </tr> </tbody> </table>					Bk/Pg	Grantor	Date	Price	Code	/	LOVELAND, JACK WEST	06/27/2024	237,000	YES	/	RAUSCH COLEMAN HOMES OF TULSA	07/19/2021	178,000	YES																																	
Bk/Pg	Grantor	Date	Price	Code																																																
/	LOVELAND, JACK WEST	06/27/2024	237,000	YES																																																
/	RAUSCH COLEMAN HOMES OF TULSA	07/19/2021	178,000	YES																																																
Parcel Valuation <table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>109.172</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>2025</td> <td>Land Value 56,041</td> <td>54,725</td> <td>11%</td> <td>6,020</td> <td>Assessed</td> <td>26,070</td> <td>2,846.11</td> </tr> <tr> <td>Year Frozen</td> <td>2025</td> <td>Improvements 186,659</td> <td>182,275</td> <td></td> <td>20,050</td> <td>Penalty</td> <td>0</td> <td></td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home 0</td> <td>0</td> <td></td> <td>0</td> <td>Exemption</td> <td>1,000</td> <td>-92.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 242,700</td> <td>237,000</td> <td></td> <td>26,070</td> <td>Total Taxable</td> <td>25,070</td> <td>2,754.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	109.172	Current Tax	Remove Cap	2025	Land Value 56,041	54,725	11%	6,020	Assessed	26,070	2,846.11	Year Frozen	2025	Improvements 186,659	182,275		20,050	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	1,000	-92.00	TIF Project ID	0	Total Value 242,700	237,000		26,070	Total Taxable	25,070	2,754.00			
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	109.172	Current Tax																																												
Remove Cap	2025	Land Value 56,041	54,725	11%	6,020	Assessed	26,070	2,846.11																																												
Year Frozen	2025	Improvements 186,659	182,275		20,050	Penalty	0																																													
Uncapped Value	0	Mobile Home 0	0		0	Exemption	1,000	-92.00																																												
TIF Project ID	0	Total Value 242,700	237,000		26,070	Total Taxable	25,070	2,754.00																																												
Assessment History <table border="1"> <thead> <tr> <th>Tax Year</th> <th>Statement Number</th> <th>Billed Owner</th> <th>Tax Area</th> <th>Total Value</th> <th>Exemptions</th> <th>Taxable Value</th> <th>Billed Tax</th> </tr> </thead> <tbody> <tr> <td>2025</td> <td>2025-660104379</td> <td>PERSO, CECILIA</td> <td>85</td> <td>237,000</td> <td>1000</td> <td>25,070</td> <td>2,753.00</td> </tr> <tr> <td>2024</td> <td>2024-660104379</td> <td>PERSO, CECILIA</td> <td>85</td> <td>223,165</td> <td>20167</td> <td></td> <td>208.00</td> </tr> <tr> <td>2023</td> <td>2023-660104379</td> <td>LOVELAND, JACK WEST</td> <td>85</td> <td>178,000</td> <td>19580</td> <td></td> <td>202.00</td> </tr> <tr> <td>2022</td> <td>2022-660104379</td> <td>LOVELAND, JACK WEST</td> <td>85</td> <td>178,000</td> <td>19580</td> <td></td> <td>202.00</td> </tr> <tr> <td>2021</td> <td>2021-660104379</td> <td>LOVELAND, JACK WEST</td> <td>85</td> <td>5,354</td> <td>0</td> <td>589</td> <td>58.00</td> </tr> </tbody> </table>					Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	2025	2025-660104379	PERSO, CECILIA	85	237,000	1000	25,070	2,753.00	2024	2024-660104379	PERSO, CECILIA	85	223,165	20167		208.00	2023	2023-660104379	LOVELAND, JACK WEST	85	178,000	19580		202.00	2022	2022-660104379	LOVELAND, JACK WEST	85	178,000	19580		202.00	2021	2021-660104379	LOVELAND, JACK WEST	85	5,354	0	589	58.00
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																													
2025	2025-660104379	PERSO, CECILIA	85	237,000	1000	25,070	2,753.00																																													
2024	2024-660104379	PERSO, CECILIA	85	223,165	20167		208.00																																													
2023	2023-660104379	LOVELAND, JACK WEST	85	178,000	19580		202.00																																													
2022	2022-660104379	LOVELAND, JACK WEST	85	178,000	19580		202.00																																													
2021	2021-660104379	LOVELAND, JACK WEST	85	5,354	0	589	58.00																																													



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 10:13:53
 Page 2

Lot Data		Square-Foot - NBHD 1109 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.2219		
Topography			
Street Access			
Utilities			
Amenities			0
			0
Method	Square-Foot		
Base Lot Value	9,667.00 x 5.40 = 52,210		
Factor Value			
Adjustments	1.0734		
Lot Value	56,041		



\\tsclient\T\TOMMY DUNLAP\New folder (161)\IMG_0081.JPG 3/29/2023

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	75% Frame, Siding, Vinyl 25% Veneer, Masonry
Base/Total Area	1,411 / 1,411
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,411
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	409 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	208,391 147.69 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	187,680 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	186,659
Lot Value	56,041
Indicated Value	242,700 172.01 Per SqFt
Agland Value	
Site Improvements	
Total Value	242,700 172.01 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	101.31	Total Misc Impr	+ 1,560
Roofing Adj	+ 4.59	Garage Cost	+ 14,892
Subfloor Adj	+ -1.21	Total RCN	= 194,436
Heat/Cool Adj	+ 11.47	Depreciation (4%)	- 7,777
Plumbing Adj	+ 9.98	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 186,659
Adj Base Cost	= 126.14	Lot Value	+ 56,041
Total Area	x 1,411	Indicated Value	= 242,700
Adjusted Cost	= 177,984	Value Per SqFt	172.01

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	Slab Porch - Open	151383	3x3		9	10.86		98
PRCH	Slab Porch - Covered	151385	16x3		48	24.12		1,158
PATO	Slab Porch - Open	151386	7x4		28	10.86		304



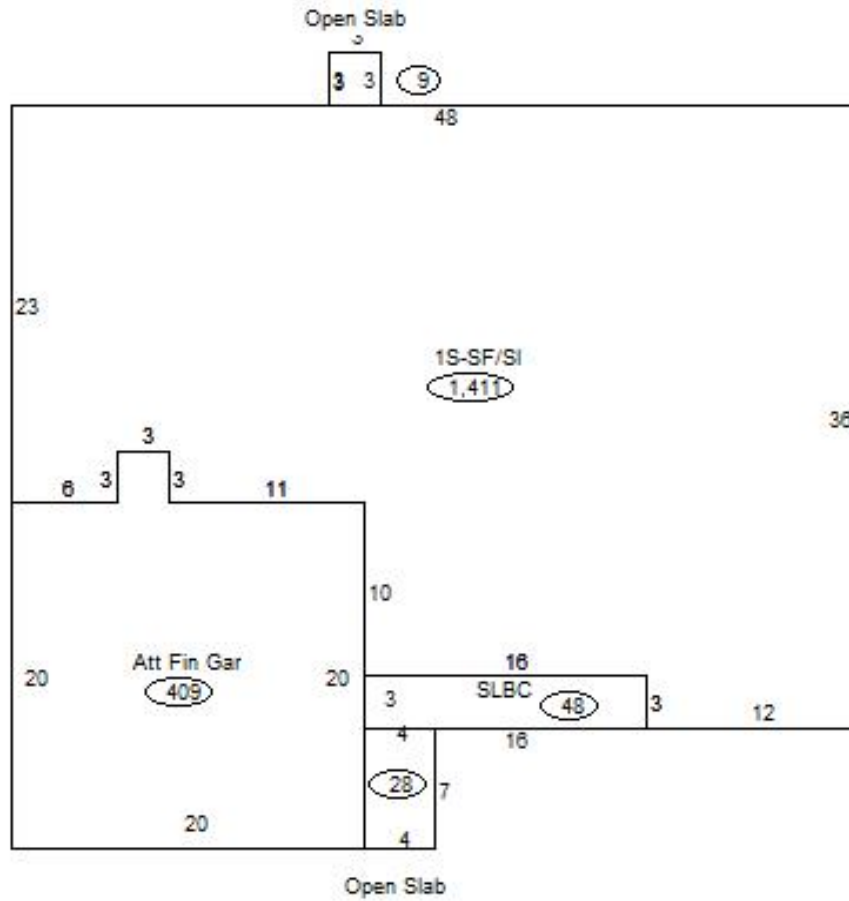
Rogers
Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 10:13:53
 Page 3

Sketch Image

660104379



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1S-SF/SI	1,411	1.000	1,411
2	M	PATO		13	Open Slab	9	1.000	9
3	G	5		13	Att Fin Gar	409	1.000	409
4	M	PRCH		13	SLBC	48	1.000	48
5	M	PATO		13	Open Slab	28	1.000	28
Total Building Area						1,411		1,411