



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 10:14:03  
Page 1

Assessment Data					Primary Image																																																					
<b>Account</b> 660104385 <b>Parcel ID</b> 00000-0-0-0000416-003-0006 <b>Cadastral ID</b> 30-21-16-13950 <b>Property Type</b> REAL - Real Property <b>Property Class</b> URP VI Area 1 <b>Tax Area</b> 85 - CLRM SD-VERD TOWN/FIRE <b>Name ID</b> 335153 SARRACINO, MANUEL POLO & HOLLIE ANN  10193 E JEFF ST CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 10193 E JEFF ST <b>Subdivision</b> KING RIDGE IV <b>Lot/Block</b> 0006 / 0003 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 30 / 21 / 16 / 5 <b>Neighborhood</b> 1109 - R-V03-SW VERDIGRIS <b>School District</b> S001 - CLAREMORE SCHOOLS																																																										
<b>Legal Description</b> Lot/Long: 36.27175909 -95.64800959																																																										
<b>Building Permits</b>					<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 56</td> <td>R22- NEW 1559 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 56	R22- NEW 1559 SQ FT SFR	04/2021	08/2021	120,000																																							
Number	Description	Opened	Closed	Amount																																																						
R21 56	R22- NEW 1559 SQ FT SFR	04/2021	08/2021	120,000																																																						
<b>Exemptions</b>					<b>Sale History</b>																																																					
<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>HV</td> <td>Veteran</td> <td>Yes</td> <td>999,999</td> <td>22,597</td> </tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption	HV	Veteran	Yes	999,999	22,597	<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>RAUSCH COLEMAN HOMES OF TULSA/</td> <td>07/19/2021</td> <td>188,000</td> <td>YES</td> </tr> </tbody> </table>					Bk/Pg	Grantor	Date	Price	Code	/	RAUSCH COLEMAN HOMES OF TULSA/	07/19/2021	188,000	YES																													
Code	Type	Active	Maximum	Exemption																																																						
HV	Veteran	Yes	999,999	22,597																																																						
Bk/Pg	Grantor	Date	Price	Code																																																						
/	RAUSCH COLEMAN HOMES OF TULSA/	07/19/2021	188,000	YES																																																						
<b>Parcel Valuation</b>																																																										
<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>2022</td> <td>Land Value</td> <td>42,878</td> <td>31,859</td> <td>11%</td> <td>3,504</td> <td>Assessed</td> <td>22,597</td> <td>2,466.96</td> </tr> <tr> <td>Year Frozen</td> <td></td> <td>Improvements</td> <td>203,429</td> <td>173,573</td> <td></td> <td>19,093</td> <td>Penalty</td> <td>0</td> <td></td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home</td> <td>0</td> <td>0</td> <td></td> <td>0</td> <td>Exemption</td> <td>22,597</td> <td>-2,089.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value</td> <td>246,307</td> <td>205,432</td> <td></td> <td>22,597</td> <td>Total Taxable</td> <td>0</td> <td>378.00</td> </tr> </tbody> </table>		Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	109.172	Current Tax	Remove Cap	2022	Land Value	42,878	31,859	11%	3,504	Assessed	22,597	2,466.96	Year Frozen		Improvements	203,429	173,573		19,093	Penalty	0		Uncapped Value	0	Mobile Home	0	0		0	Exemption	22,597	-2,089.00	TIF Project ID	0	Total Value	246,307	205,432		22,597	Total Taxable	0	378.00								
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	109.172	Current Tax																																																		
Remove Cap	2022	Land Value	42,878	31,859	11%	3,504	Assessed	22,597	2,466.96																																																	
Year Frozen		Improvements	203,429	173,573		19,093	Penalty	0																																																		
Uncapped Value	0	Mobile Home	0	0		0	Exemption	22,597	-2,089.00																																																	
TIF Project ID	0	Total Value	246,307	205,432		22,597	Total Taxable	0	378.00																																																	
<b>Assessment History</b>																																																										
<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>2025-660104385</td> <td>SARRACINO, MANUEL POLO &amp;</td> <td>85</td> <td>240,096</td> <td>21939</td> <td></td> <td>367.00</td> </tr> <tr> <td>2024</td> <td>2024-660104385</td> <td>SARRACINO, MANUEL POLO &amp;</td> <td>85</td> <td>241,813</td> <td>21300</td> <td></td> <td>219.00</td> </tr> <tr> <td>2023</td> <td>2023-660104385</td> <td>SARRACINO, MANUEL POLO &amp;</td> <td>85</td> <td>188,000</td> <td>20680</td> <td></td> <td>213.00</td> </tr> <tr> <td>2022</td> <td>2022-660104385</td> <td>SARRACINO, MANUEL POLO &amp;</td> <td>85</td> <td>188,000</td> <td>20680</td> <td></td> <td>213.00</td> </tr> <tr> <td>2021</td> <td>2021-660104385</td> <td>SARRACINO, MANUEL POLO &amp;</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	2025-660104385	SARRACINO, MANUEL POLO &	85	240,096	21939		367.00	2024	2024-660104385	SARRACINO, MANUEL POLO &	85	241,813	21300		219.00	2023	2023-660104385	SARRACINO, MANUEL POLO &	85	188,000	20680		213.00	2022	2022-660104385	SARRACINO, MANUEL POLO &	85	188,000	20680		213.00	2021	2021-660104385	SARRACINO, MANUEL POLO &	85	5,354	0	589	58.00	
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																																			
2025	2025-660104385	SARRACINO, MANUEL POLO &	85	240,096	21939		367.00																																																			
2024	2024-660104385	SARRACINO, MANUEL POLO &	85	241,813	21300		219.00																																																			
2023	2023-660104385	SARRACINO, MANUEL POLO &	85	188,000	20680		213.00																																																			
2022	2022-660104385	SARRACINO, MANUEL POLO &	85	188,000	20680		213.00																																																			
2021	2021-660104385	SARRACINO, MANUEL POLO &	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 10:14:03  
Page 2

Lot Data		Square-Foot - NBHD 1109 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.2321		
Topography			
Street Access			
Utilities			
Amenities			0
			0
Method	Square-Foot		
Base Lot Value	10,111.00 x 5.30 = 53,597		
Factor Value			
Adjustments	0.8000		
Lot Value	42,878		



\\tsclient\T\TOMMY DUNLAP\New folder (161)\IMG\_0088.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	1,590 / 1,590
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,590
Fixture/RghIn	11 /
Bed/F/H Bath	4 / 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	219,372	137.97 Per SqFt

### Direct Comparables

Selection Model	A	Adam Test
Adjustment Model	1	2022 Residential
Comparables	5	
Indicated Value	198,140	Per SqFt

### Value Reconciliation

Selected Approach	Cost Approach		
Improvements	203,429		
Lot Value	42,878		
Indicated Value	246,307	154.91	Per SqFt
Agland Value			
Site Improvements			
Total Value	246,307	154.91	Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	98.58	Total Misc Impr	+ 2,699
Roofing Adj	+ 4.46	Garage Cost	+ 14,892
Subfloor Adj	+ -1.15	Total RCN	= 211,905
Heat/Cool Adj	+ 11.47	Depreciation ( 4%)	- 8,476
Plumbing Adj	+ 8.85	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 203,429
Adj Base Cost	= 122.21	Lot Value	+ 42,878
Total Area	x 1,590	Indicated Value	= 246,307
Adjusted Cost	= 194,314	Value Per SqFt	154.91

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	150592	68		68	24.05		1,635
PATO	Slab Porch - Open	150593	14x7		98	10.86		1,064



# Rogers

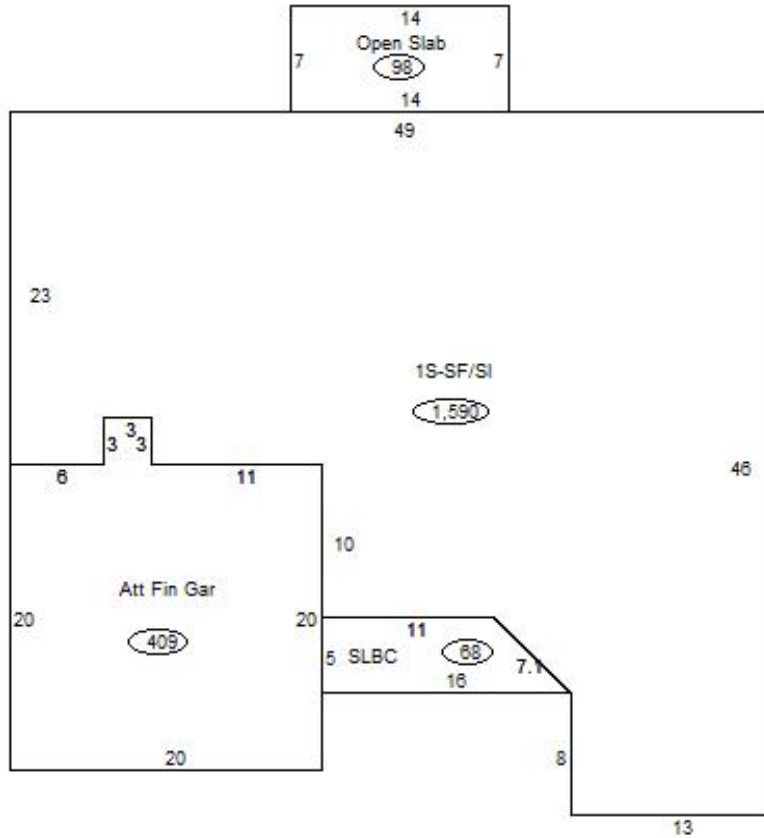
## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
 Time 10:14:03  
 Page 3

Sketch Image

660104385



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1S-SF/Sl	1,590	1.000	1,590
2	G	5		13	Att Fin Gar	409	1.000	409
3	M	PRCH		13	SLBC	68	1.000	68
4	M	PATO		13	Open Slab	98	1.000	98
<b>Total Building Area</b>						<b>1,590</b>		<b>1,590</b>