



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
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Assessment Data					Primary Image				
Account	660105090								
Parcel ID	22N16E-19-2-00000-001-0000								
Cadastral ID	19-22-16-00411								
Property Type	REAL - Real Property								
Property Class	RA	VI Area	1						
Tax Area	10 - OOLOGAH RURAL/NW FIRE								
Name ID	333769								
FLYNN, STEFANIE & JASON									
16075 S 4130 RD CLAREMORE OK 74017-0000									
Parcel Location									
Situs	16075 S 4130 RD								
Subdivision									
Lot/Block	/	Parcel Size	1 - Acres						
Sec/Twn/Rng	19 / 22 / 16 / 2								
Neighborhood	6030 - UNPLATTED								
School District	S004 - OOLOGAH SCHOOLS								
Legal Description Lat/Long: 36.37783891 -95.64810249									
TR DESC 2021-002839 AS COMM SW/C GOVT LOT 1; N01.2150W 659 93'; N88.1857E 620.36' TO POB; N88.1857E 311.14'; S01.2150E 140'; S88.1857W 311.14'; N01.2150W 140' TO POB.									
Building Permits									
Number	Description	Opened	Closed	Amount					
R21 000146	R22- NEW 2337 SQ FT SFR	04/2021	12/2021	298,000					
Exemptions									
Code	Type	Active	Maximum	Exemption					
H	Homestead	Yes	1,000	1,000					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
/	TYREE, WILLIAM MARK	01/15/2021	0	4					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.182	Current Tax	
Remove Cap	0	Land Value	280	280	11%	31	Assessed	34,272 3,707.60	
Year Frozen		Improvements	315,582	311,278		34,241	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -95.00	
TIF Project ID	0	Total Value	315,862	311,558		34,272	Total Taxable	33,272 3,613.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660105090	FLYNN, STEFANIE & JASON	10	306,197	1000	32,273	3,505.00		
2024	2024-660105090	FLYNN, STEFANIE & JASON	10	293,674	1000	31,304	3,293.00		
2023	2023-660105090	FLYNN, STEFANIE & JASON	10	299,900	1000	31,989	3,340.00		
2022	2022-660105090	FLYNN, STEFANIE & JASON	10	302,626	1000	32,289	3,357.00		
2021	2021-660105090	FLYNN, STEFANIE & JASON	10	280	0	31	3.00		



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Lot Data	
Lot Size	-
Lot Count	
Units Buildable	
Non-Ag Acres	
Topography	
Street Access	
Utilities	
Amenities	LAND QUALITY
Method	
Base Lot Value	
Factor Value	
Adjustments	
Lot Value	



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2022-12-07\IMG_00: 12/9/2022

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,672 / 2,210
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,672
Fixture/RghIn	/
Bed/F/H Bath	4 / 3.0 /
Basement Area	
Garage Type	600 Attached Garage - Finished
Remodel	
Year/Eff Age	2021 / 4

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adusted R	
Indicated Value	

Direct Comparables	
Selection Model	1 Res
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025			
Base Cost	102.27	Total Misc Impr	+ 20,910				
Roofing Adj	+ 4.23	Garage Cost	+ 28,698				
Subfloor Adj	+ -2.71	Total RCN	= 328,731				
Heat/Cool Adj	+ 14.47	Depreciation (4%)	- 13,149				
Plumbing Adj	+ 8.04	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 315,582				
Adj Base Cost	= 126.30	Lot Value	+ 315,582				
Total Area	x 2,210	Indicated Value	= 315,582				
Adjusted Cost	= 279,123	Value Per SqFt	142.80				

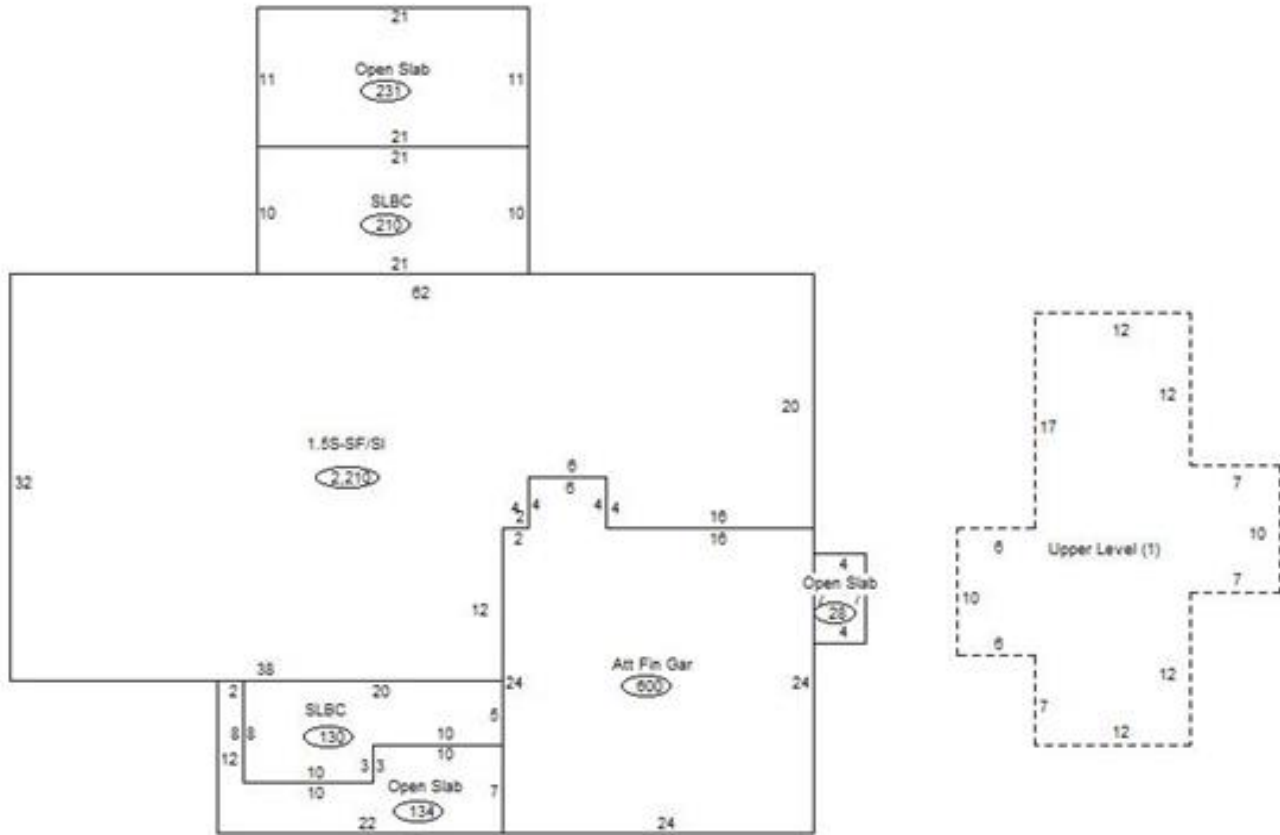
Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	315,582		
Lot Value			
Indicated Value	315,582	142.80	Per SqFt
Agland Value	280		
Site Improvements			
Total Value	315,862	142.92	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	152109	21x10		210	28.77		6,042
PATO	Slab Porch - Open	152110	21x11		231	11.30		2,610
PRCH	Slab Porch - Covered	152111	130		130	29.09		3,782
PATO	Slab Porch - Open	152112	134		134	12.57		1,684
PATO	Slab Porch - Open	152113	7x4		28	12.93		362
FPR1	Fireplace - Residential 1 Story			1	1	6,429.63		6,430



Sketch Image

660105090



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5S-SF/SI	1,672	1.322	2,210
2	U	^UL		13	Upper Level (1)	538	1.000	538
3	G	5		13	Att Fin Gar	600	1.000	600
4	M	PRCH		13	SLBC	210	1.000	210
5	M	PATO		13	Open Slab	231	1.000	231
6	M	PRCH		13	SLBC	130	1.000	130
7	M	PATO		13	Open Slab	134	1.000	134
8	M	PATO		13	Open Slab	28	1.000	28
Total Building Area						1,672		2,210



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Agland Inventory

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Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
NAB	NEWTONIA SILT LOAM 1-3% S	CLT LND	80			1.000	280	280	280	280
CLT LND Totals						1.000			280	280
Total Agland						1.000			280	280