



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 10:47:34
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Assessment Data				Primary Image						
Account	660106392									
Parcel ID	21N16E-2000-004-0-000-00									
Cadastral ID	24-21-16-00404									
Property Type	REAL - Real Property									
Property Class	RR	VI Area	1							
Tax Area	5 - JUSTUS RURAL/NO FIRE									
Name ID	341628									
INGLE, MAURICE ONIS III										
22145 S 4180 RD CLAREMORE OK 74019-0000										
Parcel Location										
Situs	22145 S 4180 RD									
Subdivision										
Lot/Block	/	Parcel Size	3.33 - Acres							
Sec/Twn/Rng	24 / 21 / 16 / 2									
Neighborhood	2116 - UNPLATTED									
School District	S009 - JUSTUS-TIAWAH SCHOOLS									
Legal Description Lat/Long: 36.29070468 -95.55994500				Building Permits						
TR 2021-019355 DESC COMM NW/C SEC; S01.3021E 660' TO POB; N88 2235E 660.13'; S01.3021E 220'; S88.2235W 660.13'; N01.3021W 220' TO POB.				Number	Description	Opened	Closed	Amount		
				R22 447	R23 NEW SFR 2340 SQ FT	10/2022	06/2023	250,000		
Exemptions				Sale History						
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code	
					/	TITAN HOMES LLC	05/24/2023	444,000	YES	
					/	THE RESERVE AT JUSTUS LLC	11/14/2022	70,000	15	
					/	SPURLOCK, JACK NELSON & KAREN-	08/02/2021	803,000	WG	
Parcel Valuation										
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	83.050	Current Tax	
Remove Cap	2024		Land Value	65,247	65,247	11%	Assessed	48,205	4,003.43	
Year Frozen			Improvements	372,985	372,985		Penalty	0		
Uncapped Value	0		Mobile Home	0	0	0	Exemption	0	0.00	
TIF Project ID	0		Total Value	438,232	438,232	48,205	Total Taxable	48,205	4,003.00	
Assessment History										
Tax Year	Statement Number	Billed Owner		Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660106392	INGLE, MAURICE ONIS III		5	422,928	0	46,522	3,864.00		
2024	2024-660106392	INGLE, MAURICE ONIS III		5	444,297	0	48,873	4,078.00		
2023	2023-660106392	INGLE, MAURICE ONIS III		5	710	0	78	6.00		
2022	2022-660106392	THE RESERVE AT JUSTUS LLC		5	710	0	78	6.00		



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Lot Data		Square-Foot - NBHD 2116 #1	Primary Image
Lot Size	0	0	
Lot Count			
Units Buildable			
Non-Ag Acres	0		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	145,215.00 x .48 = 69,118		
Factor Value			
Adjustments	0.9440		
Lot Value	65,247		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4 - Good
Architecture	
Style	100% One Story
Exterior Wall	50% Veneer, Masonry 50% Frame, Siding, Wood
Base/Total Area	2,311 / 2,311
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,311
Fixture/RghIn	/
Bed/F/H Bath	4 / 2.0 / 1.0
Basement Area	
Garage Type	815 Attached Garage - Finished
Remodel	
Year/Eff Age	2023 / 2



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adusted R	
Indicated Value	

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	NewTest
Comparables	
Indicated Value	

Cost Approach		Manual : 01/2025	
Base Cost	110.05	Total Misc Impr	+ 20,959
Roofing Adj	+ 5.88	Garage Cost	+ 46,382
Subfloor Adj	+ -4.61	Total RCN	= 380,597
Heat/Cool Adj	+ 16.31	Depreciation (2%)	- 7,612
Plumbing Adj	+ 7.92	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 372,985
Adj Base Cost	= 135.55	Lot Value	+ 65,247
Total Area	x 2,311	Indicated Value	= 438,232
Adjusted Cost	= 313,256	Value Per SqFt	189.63

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	372,985		
Lot Value	65,247		
Indicated Value	438,232	189.63	Per SqFt
Agland Value			
Site Improvements			
Total Value	438,232	189.63	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	157209	107		107	32.83		3,513
PRCH	Slab Porch - Covered	157210	32x10		320	31.88		10,202
FPR1	Fireplace - Residential 1 Story			2023	1	7,243.87		7,244



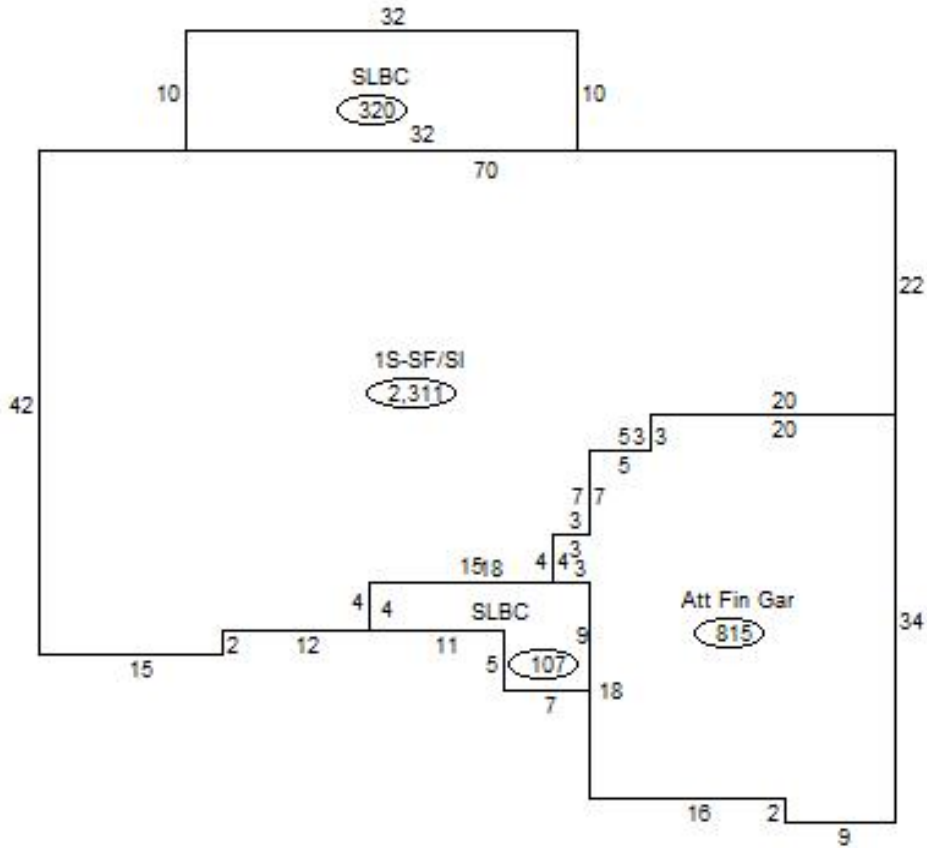
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Sketch Image

660106392



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1S-SF/SI	2,311	1.000	2,311
2	G	5		20	Att Fin Gar	815	1.000	815
3	M	PRCH		20	SLBC	107	1.000	107
4	M	PRCH		20	SLBC	320	1.000	320
Total Building Area						2,311		2,311