



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	660106397								
Parcel ID	21N16E-2000-009-0-000-00								
Cadastral ID	24-21-16-00409								
Property Type	REAL - Real Property								
Property Class	RR	VI Area	1						
Tax Area	5 - JUSTUS RURAL/NO FIRE								
Name ID	346471								
THOMASSON, STEVEN & TIFFANY									
22323 S 4180 RD CLAREMORE OK 74019-0000									
Parcel Location									
Situs	22323 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: 36.28767979 -95.55991798									
TR 2021-019360 DESC COMM NW/C SEC; S01.3021E 1760' TO POB; N88.2235E 660.13'; S01.3021E 220'; S88.2235W 660.13'; N01.3021W 220' TO POB.									
Building Permits									
Number	Description	Opened	Closed	Amount					
R25 053	NEW DTCH ACC BLDG 24X40	02/2025	06/2025	27,320					
R22	R23 NEW SFR PER MORTGAGE	04/2022	09/2022	329,200					
Exemptions									
Code	Type	Active	Maximum	Exemption					
H	Homestead	Yes	1,000	1,000					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
/	WEIESNBACH, SUANNE M & TOD W	02/13/2025	565,000	20					
/	HAWKINS, JAMES R	05/05/2022	430,000	YES					
/	THE RESERVE AT JUSTUS LLC	11/01/2021	75,000	YES					
/	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	2026	Land Value	96,046	96,046	11%	10,565	Assessed	65,560 5,444.76	
Year Frozen		Improvements	499,952	499,952		54,995	Penalty	0	
Uncapped Value	30,688	Mobile Home	0	0		0	Exemption	1,000 -83.00	
TIF Project ID	0	Total Value	595,998	595,998		65,560	Total Taxable	64,560 5,362.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660106397	THOMASSON, STEVEN &	5	503,697	0	52,001	4,319.00		
2024	2024-660106397	WEIESNBACH, SUANNE M & TOD W	5	531,190	0	49,524	4,133.00		
2023	2023-660106397	WEIESNBACH, SUANNE M & TOD W	5	428,786	0	47,167	3,928.00		
2022	2022-660106397	WEIESNBACH, SUANNE M & TOD W	5	73,506	0	8,086	673.00		



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Lot Data		Square-Foot - NBHD 2116 #1	
Lot Size	0	0	
Lot Count			
Units Buildable			
Non-Ag Acres	3.3337		
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	1.3896		
Lot Value	96,046		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	5 - Very Good
Architecture	
Style	100% One Story
Exterior Wall	90% Veneer, Masonry 10% Veneer, Stone
Base/Total Area	2,548 / 2,548
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,548
Fixture/RghIn	/
Bed/F/H Bath	3 / 2.0 / 1.0
Basement Area	
Garage Type	1,069 Attached Garage - Finished
Remodel	
Year/Eff Age	2022 / 3

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adjusted R	0.8445
Indicated Value	549,663 215.72 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	NewTest
Comparables	
Indicated Value	

Value Reconciliation

Selected Approach	Cost Approach
Improvements	446,764
Lot Value	96,046
Indicated Value	542,810 213.03 Per SqFt
Agland Value	
Site Improvements	53,188
Total Value	595,998 233.91 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	121.14	Total Misc Impr	+ 10,637
Roofing Adj	+ 6.38	Garage Cost	+ 68,865
Subfloor Adj	+ -4.53	Total RCN	= 460,581
Heat/Cool Adj	+ 18.45	Depreciation (3%)	- 13,817
Plumbing Adj	+ 8.12	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 446,764
Adj Base Cost	= 149.56	Lot Value	+ 96,046
Total Area	x 2,548	Indicated Value	= 542,810
Adjusted Cost	= 381,079	Value Per SqFt	213.03

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	155096	22x12		264	36.06		9,520
PRCH	Slab Porch - Covered	155097	6x5		30	37.23		1,117



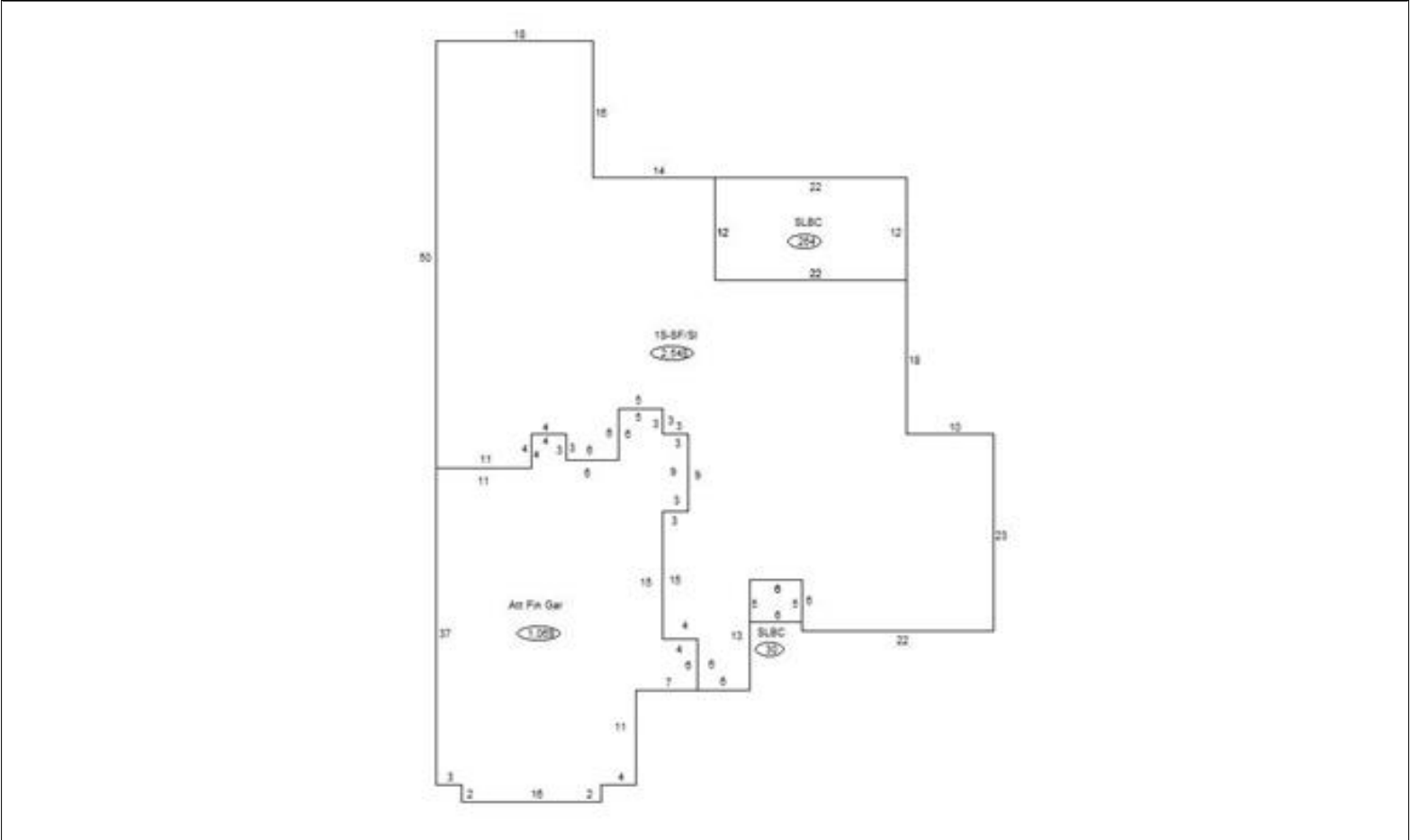
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	G	5		13	Att Fin Gar	1,069	1.000	1,069
2	R	1	Slab	13	1S-SF/SI	2,548	1.000	2,548
3	M	PRCH		13	SLBC	264	1.000	264
4	M	PRCH		13	SLBC	30	1.000	30
Total Building Area						2,548		2,548



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Utility Building	24x40x12	Concrete	Formed Metal	960
	Qual 3	Cond 4	Year 2025	Eff Age 1		
		Valuation Summary	Modifier Total	RCN	Depr (1% Phys/ % Func)	RCNLD
		Base Cost (32.29 x 960)	30,998	30,998	310	30,688
	SV	SWIM VINYL	0x0x0			1
	Qual 4	Cond 4	Year 2022	Eff Age 2		
		Valuation Summary	Modifier Total	RCN	Depr (10% Phys/ % Func)	RCNLD
		Base Cost (25,000.00 x 1)	25,000	25,000	2,500	22,500