



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 660106491 Parcel ID 21N16E-28-1-00000-001-0000 Cadastral ID 28-21-16-01101 Property Type REAL - Real Property Property Class RA VI Area 1 Tax Area 18 - CLAREMORE RURAL/W/O FIRE Name ID 337036 MAY, ANGELA K & CODY A 14092 E 500 RD CLAREMORE OK 74019-0000 Parcel Location Situs 23458 S 4160 RD Subdivision Lot/Block / Parcel Size 10.01 - Acres Sec/Twn/Rng 28 / 21 / 16 / 1 Neighborhood 2116 - UNPLATTED School District S001 - CLAREMORE SCHOOLS					<p>\\tsclient\A\TOMMY DUNLAP\New folder (340)\IMG_0001.JPG 4/3/2024</p>									
Legal Description Lat/Long: 36.27265962 -95.59824577														
TR DESC 2021-023301 AS COMM NE/C OF SEC; S00.1534W 1824.29' TO POB; S00.1534E 545'; N89.4426W 789.94'; N07.2933E 617.83'; S84 1735E 715.38' TO POB.					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>R22</td> <td>R23-POSS NEW SFR</td> <td>11/2022</td> <td>11/2022</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount
Number	Description	Opened	Closed	Amount										
R22	R23-POSS NEW SFR	11/2022	11/2022											
Exemptions					Sale History									
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code					
H	Homestead	Yes	1,000	1,000	/	COPP, TRACY Y	12/07/2021	0	6					
Parcel Valuation														
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax					
Remove Cap	2023	Land Value	1,622	1,622	11%	178	Assessed	43,551	4,025.42					
Year Frozen		Improvements	394,297	394,297		43,373	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-92.00					
TIF Project ID	0	Total Value	395,919	395,919		43,551	Total Taxable	42,551	3,933.00					
Assessment History														
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax					
2025	2025-660106491	MAY, ANGELA K & CODY A			18	407,202	1000	41,679	3,852.00					
2024	2024-660106491	MAY, ANGELA K & CODY A			18	428,603	1000	40,436	3,737.00					
2023	2023-660106491	MAY, ANGELA K & CODY A			18	365,725	1000	39,229	3,593.00					
2022	2022-660106491	MAY, ANGELA K & CODY A			18	1,622	0	178	16.00					



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Lot Data	Primary Image
<p>Lot Size</p> <p>Lot Count</p> <p>Units Buildable</p> <p>Non-Ag Acres</p> <p>Topography</p> <p>Street Access</p> <p>Utilities</p> <p>Amenities LAND QUALITY</p> <p>Method</p> <p>Base Lot Value</p> <p>Factor Value</p> <p>Adjustments</p> <p>Lot Value</p>	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% One Story
Exterior Wall	90% Veneer, Masonry 10% Veneer, Stone
Base/Total Area	2,544 / 2,544
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,544
Fixture/RghIn	/
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	951 Attached Garage - Finished
Remodel	
Year/Eff Age	2022 / 3

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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adjusted R	
Indicated Value	

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

Cost Approach				Manual : 01/2025			
Base Cost	108.98	Total Misc Impr	+ 30,374				
Roofing Adj	+ 5.15	Garage Cost	+ 44,355				
Subfloor Adj	+ -3.37	Total RCN	= 406,492				
Heat/Cool Adj	+ 14.47	Depreciation (3%)	- 12,195				
Plumbing Adj	+ 5.18	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 394,297				
Adj Base Cost	= 130.41	Lot Value	+ 394,297				
Total Area	x 2,544	Indicated Value	= 394,297				
Adjusted Cost	= 331,763	Value Per SqFt	154.99				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	394,297		
Lot Value			
Indicated Value	394,297	154.99	Per SqFt
Agland Value	1,622		
Site Improvements			
Total Value	395,919	155.63	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	155737	16x7		112	29.16		3,266
PRCH	Slab Porch - Covered	155738	624		624	27.57		17,204
FPR1	Fireplace - Residential 1 Story			2022	1	6,429.63		6,430
ODFP	Outdoor Fireplace/Firepit			2022	1	3,473.83		3,474



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Agland Inventory

660106491

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
VE	VERDIGRIS CLAY LOAM	TMBR	90			10.010	162	162	1,622	1,622
TMBR Totals						10.010			1,622	1,622
Total Agland						10.010			1,622	1,622