



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 10:50:21
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Assessment Data					Primary Image				
Account	660106557								
Parcel ID	23N16E-14-2-00000-002-0000								
Cadastral ID	14-23-16-00520								
Property Type	REAL - Real Property								
Property Class	RR	VI Area	2						
Tax Area	71 - CHELSEA RURAL/FOYIL FIRE								
Name ID	337281								
GARCIA, IVAN & MARIA C									
14404 E 370 RD CLAREMORE OK 74017-0000									
Parcel Location									
Situs	14404 E 370 RD								
Subdivision									
Lot/Block	/	Parcel Size	2 - Acres						
Sec/Twn/Rng	14 / 23 / 16 / 2								
Neighborhood	4050 - CHELSEA FOYIL RURAL								
School District	S003 - CHELSEA SCHOOLS								
Legal Description Lat/Long: 36.48066535 -95.57530872									
TR DESC AS COMM NW/C N2 NW; N88.2348E 1050.59' TO POB; N88 2348E 161.63'; S01.2300E 539.01'; S88.2348W 161.63'; N01.2300W 539 01' TO POB.									
Building Permits									
Number	Description	Opened	Closed	Amount					
R23 361	R24 NEW DTCH ACC BLDG 18X45 810	11/2023	02/2025	7,695					
R23 360	R24 NEW SFR 3232 SQ FT	11/2023	02/2025	326,055					
S22	SPLIT	05/2022	09/2022						
Exemptions									
Code	Type	Active	Maximum	Exemption					
H	Homestead	Yes	1,000	1,000					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
/	CRUTCHFIELD, HESTON JAKE &	01/05/2022	48,000	YES					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	95.740	Current Tax	
Remove Cap	2023	Land Value	52,111	52,111	11%	Assessed	38,502	3,686.18	
Year Frozen		Improvements	297,908	297,908		Penalty	0		
Uncapped Value	0	Mobile Home	0	0		Exemption	1,000	-83.00	
TIF Project ID	0	Total Value	350,019	350,019		Total Taxable	37,502	3,603.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660106557	GARCIA, IVAN & MARIA C	71	353,037	1000	37,834	3,635.00		
2024	2024-660106557	GARCIA, IVAN & MARIA C	71	47,999	0	5,280	516.00		
2023	2023-660106557	GARCIA, IVAN & MARIA	71	47,999	0	5,280	521.00		
2022	2022-660106557	GARCIA, IVAN & MARIA	71	72	0	8	1.00		



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Lot Data		Square-Foot - NBHD 4050 #1
Lot Size		
Lot Count		
Units Buildable		
Non-Ag Acres	0	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	0
		0
Method	Square-Foot	
Base Lot Value	87,127.00 x .38 = 33,106	
Factor Value		
Adjustments	1.5741	
Lot Value	52,111	



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	MTL METAL HOME
Style	100% One Story
Exterior Wall	100% Frame, Siding, Metal
Base/Total Area	1,632 / 1,632
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	1,632
Fixture/RghIn	/
Bed/F/H Bath	2 / 2.0 /
Basement Area	
Garage Type	1,600 Attached Garage - Finished
Remodel	
Year/Eff Age	2024 / 2

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	

Value Reconciliation

Selected Approach	Cost Approach
Improvements	272,200
Lot Value	52,111
Indicated Value	324,311
Agland Value	198.72 Per SqFt
Site Improvements	25,708
Total Value	350,019
	214.47 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	94.65	Total Misc Impr	+ 28,164
Roofing Adj	+ 5.26	Garage Cost	+ 58,549
Subfloor Adj	+ -2.15	Total RCN	= 277,755
Heat/Cool Adj	+ 12.39	Depreciation (2%)	- 5,555
Plumbing Adj	+ 6.91	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 272,200
Adj Base Cost	= 117.06	Lot Value	+ 52,111
Total Area	x 1,632	Indicated Value	= 324,311
Adjusted Cost	= 191,042	Value Per SqFt	198.72

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
SHLT	STORM SHELTER	0	1	2024	1	0.00		
PRCH	Porch	166317	1200		1,200	23.47		28,164



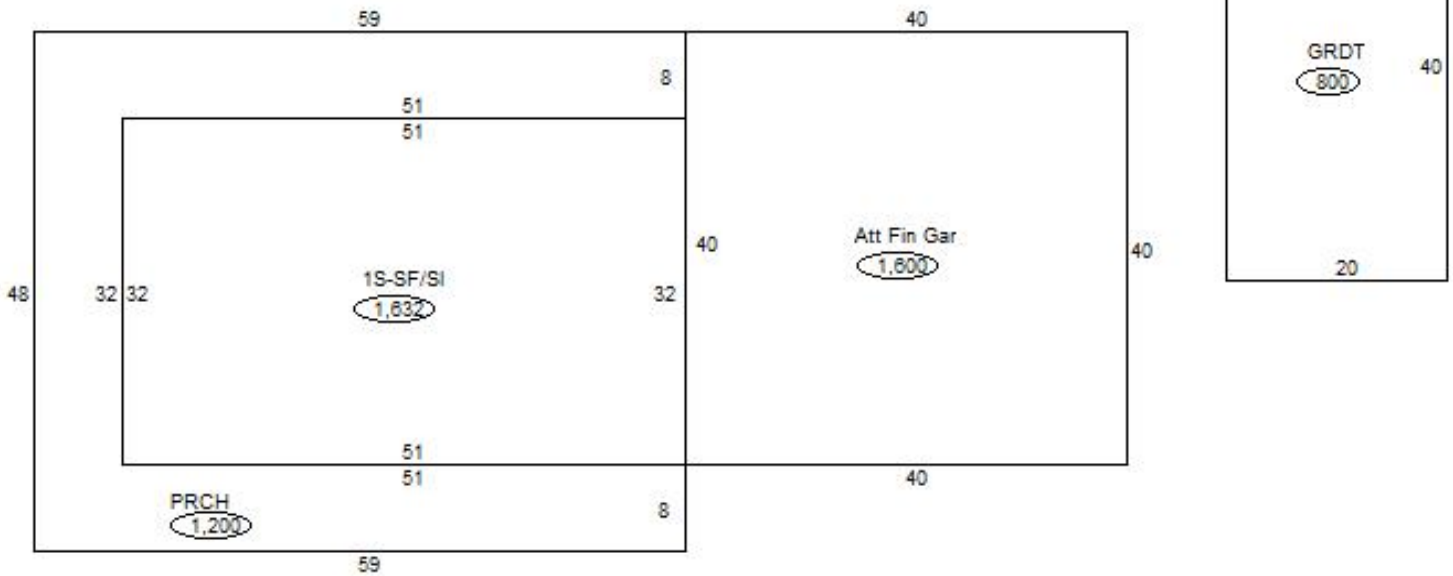
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1S-SF/Sl	1,632	1.000	1,632
2	G	5		20	Att Fin Gar	1,600	1.000	1,600
3	M	PRCH		20	PRCH	1,200	1.000	1,200
Total Building Area						1,632		1,632



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Shop Building	18x45x14	Concrete	Formed Metal	810
	Qual 3	Cond 3	Year 2024	Eff Age 2		
Valuation Summary						
		Base Cost (32.72 x 810)	26,503	Modifier Total	RCN	Depr (3% Phys/ % Func)
					26,503	795
						RCNLD
						25,708