



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 10:50:58
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Assessment Data					Primary Image				
Account	660106608								
Parcel ID	21N16E-25-1-00000-002-0000								
Cadastral ID	25-21-16-01512								
Property Type	REAL - Real Property								
Property Class	RR	VI Area 1							
Tax Area	5 - JUSTUS RURAL/NO FIRE								
Name ID	340740								
GOMEZ, JEAN									
23195 S LEOLA LN CLAREMORE OK 74019-0000									
Parcel Location									
Situs	23195 S LEOLA LN								
Subdivision									
Lot/Block	/	Parcel Size	3.34 - Acres						
Sec/Twn/Rng	25 / 21 / 16 / 1								
Neighborhood	2116 - UNPLATTED								
School District	S009 - JUSTUS-TIAWAH SCHOOLS								
Legal Description Lat/Long: 36.27319762 -95.55319041									
NE SE NW LESS N 440'									
Building Permits									
Number	Description	Opened	Closed	Amount					
R22 160	R23 NEW SFR 2061 SQ FT	04/2022	09/2022	247,300					
Exemptions									
Code	Type	Active	Maximum	Exemption					
H	Homestead	Yes	1,000	1,000					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
/	RAGLAND INVESTMENTS LLC	02/02/2023	439,000	YES					
/	RAGLAND INVESTMENTS LLC	03/08/2022	0	4					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	83.050	Current Tax	
Remove Cap	2024	Land Value	134,003	134,003	11%	Assessed	47,643	3,956.75	
Year Frozen		Improvements	299,122	299,122		Penalty	0		
Uncapped Value	0	Mobile Home	0	0	0	Exemption	1,000	-83.00	
TIF Project ID	0	Total Value	433,125	433,125	47,643	Total Taxable	46,643	3,874.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660106608	GOMEZ, JEAN	5	420,649	0	46,271	3,843.00		
2024	2024-660106608	GOMEZ, JEAN	5	440,855	0	48,494	4,047.00		
2023	2023-660106608	GOMEZ, JEAN	5	439,942	0	14,290	1,190.00		
2022	2022-660106608	RAGLAND INVESTMENTS LLC	5	490	0	54	4.00		



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Lot Data		Square-Foot - NBHD 2116 #1
Lot Size		
Lot Count		
Units Buildable		
Non-Ag Acres	3.3208	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	0
		0
Method	Square-Foot	
Base Lot Value	144,656.00 x .48 = 69,006	
Factor Value		
Adjustments	1.9419	
Lot Value	134,003	



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% One Story
Exterior Wall	90% Frame, Siding, Wood 10% Veneer, Stone
Base/Total Area	2,108 / 2,108
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,108
Fixture/RghIn	/
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	716 Attached Garage - Finished
Remodel	
Year/Eff Age	2022 / 3

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	

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	299,122		
Lot Value	134,003		
Indicated Value	433,125	205.47	Per SqFt
Agland Value			
Site Improvements			
Total Value	433,125	205.47	Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	104.63	Total Misc Impr	+ 6,693
Roofing Adj	+ 5.31	Garage Cost	+ 33,416
Subfloor Adj	+ -3.40	Total RCN	= 308,373
Heat/Cool Adj	+ 14.47	Depreciation (3%)	- 9,251
Plumbing Adj	+ 6.25	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 299,122
Adj Base Cost	= 127.26	Lot Value	+ 134,003
Total Area	x 2,108	Indicated Value	= 433,125
Adjusted Cost	= 268,264	Value Per SqFt	205.47

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	155661	7x7		49	29.37		1,439
PRCH	Slab Porch - Covered	155662	182		182	28.87		5,254



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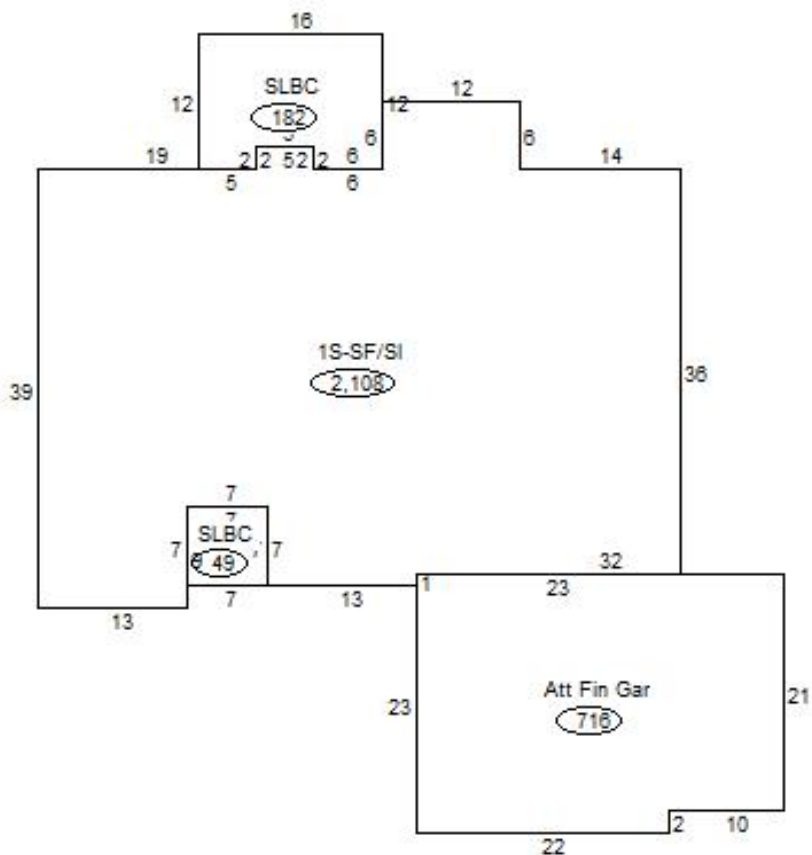
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Sketch Image

660106608



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1S-SF/SI	2,108	1.000	2,108
2	G	5		20	Att Fin Gar	716	1.000	716
3	M	PRCH		20	SLBC	49	1.000	49
4	M	PRCH		20	SLBC	182	1.000	182
Total Building Area						2,108		2,108