



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 10:58:32  
Page 1

Assessment Data				Primary Image															
<b>Account</b> 660107312 <b>Parcel ID</b> 000000-0005-007-0-000-00 <b>Cadastral ID</b> 20-21-16-13620 <b>Property Type</b> REAL - Real Property <b>Property Class</b> URP VI Area 1 <b>Tax Area</b> 17 - CLAREMORE OT <b>Name ID</b> 343916 CORTNER, JESSE JAMES & CASANDRA MELISSA PETERSON  1103 W ODESSA RD CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 01103 W ODESSA RD <b>Subdivision</b> RED PLAINS PHASE II <b>Lot/Block</b> 0007 / 0010 Parcel Size 1 - Lots <b>Sec/Twn/Rng</b> 20 / 21 / 16 / 5 <b>Neighborhood</b> 1166 - R-V01-SW CLAREMORE <b>School District</b> S001 - CLAREMORE SCHOOLS				<p>\\tsclient\T\ROB STUFF\2024-2-13\IMG_0021.JPG 2/13/2024</p>															
<b>Legal Description</b> Lat/Long: 36.28455001 -95.62188189										<b>Building Permits</b>									
LOT 7 BLOCK 10 RED PLAINS PHASE II				<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>R23 112</td> <td>R24 NEW SFR 1480 SQ FT</td> <td>08/2023</td> <td>02/2024</td> <td>154,000</td> </tr> </tbody> </table>						Number	Description	Opened	Closed	Amount	R23 112	R24 NEW SFR 1480 SQ FT	08/2023	02/2024	154,000
Number	Description	Opened	Closed	Amount															
R23 112	R24 NEW SFR 1480 SQ FT	08/2023	02/2024	154,000															
<b>Exemptions</b>				<b>Sale History</b>															
<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>	<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>										
					/	RAUSCH COLEMAN HOMES OF TULSA	03/20/2024	227,500	YES										
					/	TULSA L DEV LLC	09/15/2022	0	WB										
<b>Parcel Valuation</b>																			
<b>Source</b>	<b>REAL</b>		<b>Fair Cash</b>	<b>Capped</b>	<b>Asmnt Level</b>	<b>Assessed</b>	<b>Levy Rate</b>	92.430	<b>Current Tax</b>										
<b>Remove Cap</b>	2025		<b>Land Value</b>	44,424	44,424	11%	<b>Assessed</b>	25,716	2,376.93										
<b>Year Frozen</b>			<b>Improvements</b>	189,358	189,358		<b>Penalty</b>	0											
<b>Uncapped Value</b>	0		<b>Mobile Home</b>	0	0	0	<b>Exemption</b>	0	0.00										
<b>TIF Project ID</b>	0		<b>Total Value</b>	233,782	233,782	25,716	<b>Total Taxable</b>	25,716	2,377.00										
<b>Assessment History</b>																			
<b>Tax Year</b>	<b>Statement Number</b>	<b>Billed Owner</b>			<b>Tax Area</b>	<b>Total Value</b>	<b>Exemptions</b>	<b>Taxable Value</b>	<b>Billed Tax</b>										
2025	2025-660107312	CORTNER, JESSE JAMES &			17	227,823	0	25,061	2,316.00										
2024	2024-660107312	CORTNER, JESSE JAMES &			17	30,220	0	243	22.00										
2023	2023-660107312	RAUSCH COLEMAN HOMES OF TULSA LLC			17	2,102	0	231	21.00										



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Date 04/18/2026  
 Time 10:58:33  
 Page 2

Lot Data		Square-Foot - NBHD 1166 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.1734		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
			0
Method	Square-Foot		
Base Lot Value	7,555.00 x 5.81 = 43,910		
Factor Value			
Adjustments	1.0117		
Lot Value	44,424		



Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	75% Frame, Siding, Vinyl 25% Veneer, Masonry
Base/Total Area	1,542 / 1,542
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,542
Fixture/RghIn	/
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	412 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	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	
Indicated Value	

### Value Reconciliation

Selected Approach	Cost Approach		
Improvements	189,358		
Lot Value	44,424		
Indicated Value	233,782	151.61	Per SqFt
Agland Value			
Site Improvements			
Total Value	233,782	151.61	Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	92.53	Total Misc Impr	+ 2,666
Roofing Adj	+ 4.19	Garage Cost	+ 14,968
Subfloor Adj	+ -1.09	Total RCN	= 193,222
Heat/Cool Adj	+ 11.47	Depreciation ( 2%)	- 3,864
Plumbing Adj	+ 6.77	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 189,358
Adj Base Cost	= 113.87	Lot Value	+ 44,424
Total Area	x 1,542	Indicated Value	= 233,782
Adjusted Cost	= 175,588	Value Per SqFt	151.61

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	159575	5x4		20	24.21		484
PRCH	Slab Porch - Covered	159576	13x7		91	23.98		2,182



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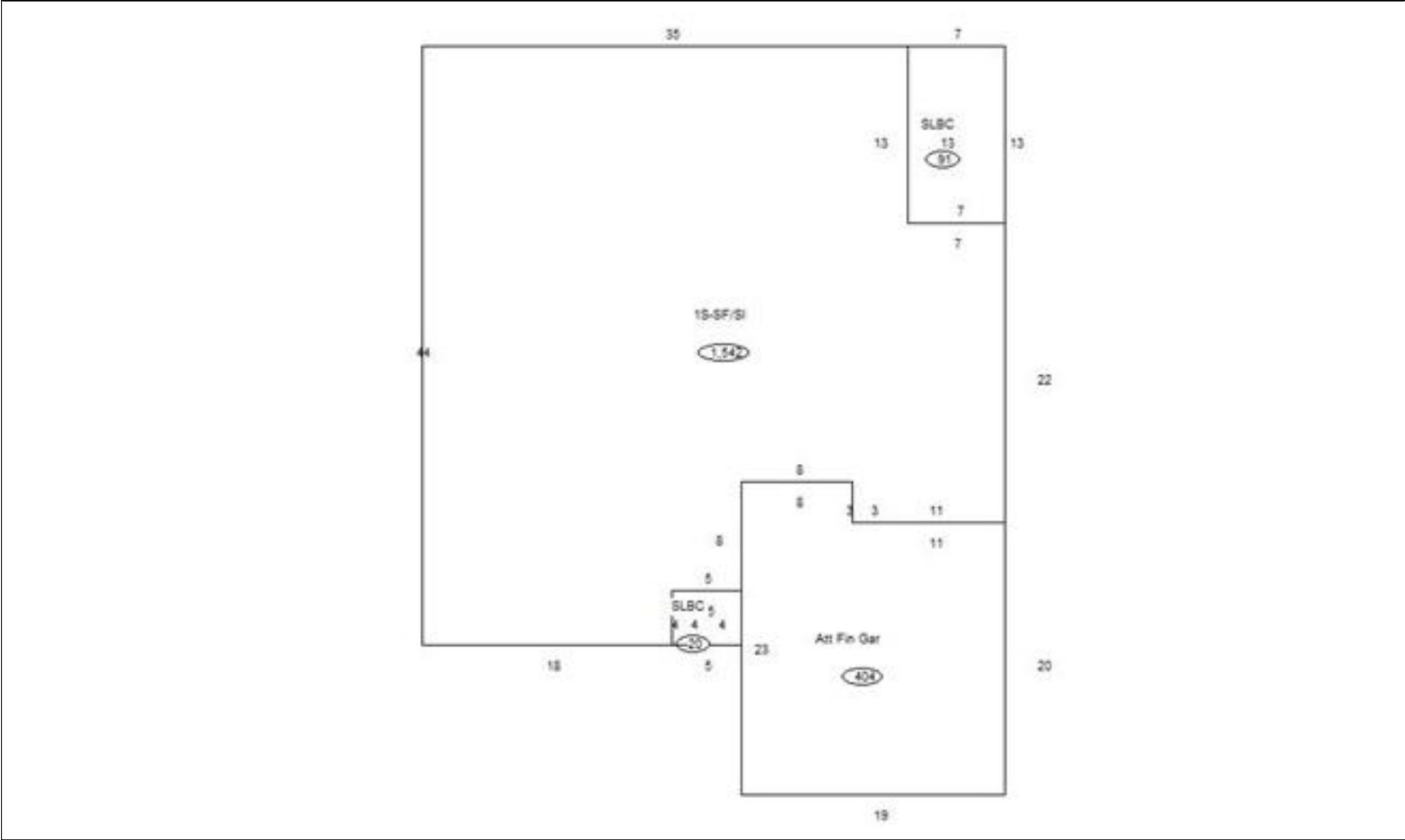
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Date 04/18/2026  
 Time 10:58:33  
 Page 3

Sketch Image

660107312



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1S-SF/SI	1,542	1.000	1,542
2	G	5		10	Att Fin Gar	404	1.000	404
3	M	PRCH		10	SLBC	20	1.000	20
4	M	PRCH		10	SLBC	91	1.000	91
<b>Total Building Area</b>						<b>1,542</b>		<b>1,542</b>