



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
 Time 11:13:56  
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Assessment Data					Primary Image														
Account	660108563																		
Parcel ID	000000-0002-006-0-000-00																		
Cadastral ID	05-21-16-19600																		
Property Type	REAL - Real Property																		
Property Class	URP	VI Area	1																
Tax Area	17 - CLAREMORE OT																		
Name ID	347786																		
RICHARDSON, JUSTIN & TAUSHA																			
1504 PINECREST DR CLAREMORE OK 74017-0000																			
Parcel Location																			
Situs	01504 PINECREST DR																		
Subdivision	ESTATES AT FOREST PARK IV																		
Lot/Block	0006 / 0002	Parcel Size	1 - Lots																
Sec/Twn/Rng	5 / 21 / 16 / 5																		
Neighborhood	1154 - R-V01-NW CLAREMORE																		
School District	S001 - CLAREMORE SCHOOLS																		
660108563_001.JPG 9/25/2024																			
Legal Description					Building Permits														
LOT 6 BLOCK 2 ESTATES AT FOREST PARK IV					<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 136</td> <td>R24 NEW SFR 4219 SQ FT</td> <td>12/2023</td> <td>09/2024</td> <td>235,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R23 136	R24 NEW SFR 4219 SQ FT	12/2023	09/2024	235,000
Number	Description	Opened	Closed	Amount															
R23 136	R24 NEW SFR 4219 SQ FT	12/2023	09/2024	235,000															
Lat/Long: 36.33431042 -95.62630352																			
Exemptions					Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
H	Homestead	Yes	1,000	1,000	/	EXECUTIVE HOMES LLC	08/06/2025	562,000	15										
					/	GREEN PROPERTY MANAGEMENT IN	11/15/2023	530,000	WB										
Parcel Valuation					Assessment History														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax											
Remove Cap	2026	Land Value	72,999	72,999	11%	Assessed	62,219	5,750.90											
Year Frozen		Improvements	492,627	492,627		Penalty	0												
Uncapped Value	0	Mobile Home	0	0	0	Exemption	1,000	-93.00											
TIF Project ID	0	Total Value	565,626	565,626	62,219	Total Taxable	61,219	5,658.00											
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax												
2025	2025-660108563	RICHARDSON, JUSTIN &	17	197,966	0	21,777	2,013.00												
2024	2024-660108563	EXECUTIVE HOMES LLC	17	53,000	0	5,830	539.00												



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Lot Data		Square-Foot - NBHD 1154 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.2437		
Topography			
Street Access			
Utilities			
Amenities	LOT SIZE ADJUSTMENT		0
			0
Method	Square-Foot		
Base Lot Value	10,616.00 x 3.00 = 31,848		
Factor Value			
Adjustments	2.2921		
Lot Value	72,999		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4 - Good
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	95% Veneer, Masonry 5% Veneer, Stone
Base/Total Area	2,469 / 3,533
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,469
Fixture/RghIn	/
Bed/F/H Bath	4 / 3.0 / 1.0
Basement Area	
Garage Type	792 Attached Garage - Finished
Remodel	
Year/Eff Age	2024 / 2

### 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	1 2022 Residential
Comparables	6
Indicated Value	686,190 Per SqFt

### Value Reconciliation

Selected Approach	Cost Approach		
Improvements	492,627		
Lot Value	72,999		
Indicated Value	565,626	160.10	Per SqFt
Agland Value			
Site Improvements			
Total Value	565,626	160.10	Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	100.33	Total Misc Impr	+ 18,986
Roofing Adj	+ 4.08	Garage Cost	+ 45,073
Subfloor Adj	+ -3.21	Total RCN	= 502,681
Heat/Cool Adj	+ 16.31	Depreciation ( 2%)	- 10,054
Plumbing Adj	+ 6.64	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 492,627
Adj Base Cost	= 124.15	Lot Value	+ 72,999
Total Area	x 3,533	Indicated Value	= 565,626
Adjusted Cost	= 438,622	Value Per SqFt	160.10

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Porch	161244	11x6		66	32.99		2,177
PRCH	Porch	161245	317		317	31.89		10,109
FPPF	Fireplace - Prefabricated		1	2024	1	6,700.26		6,700



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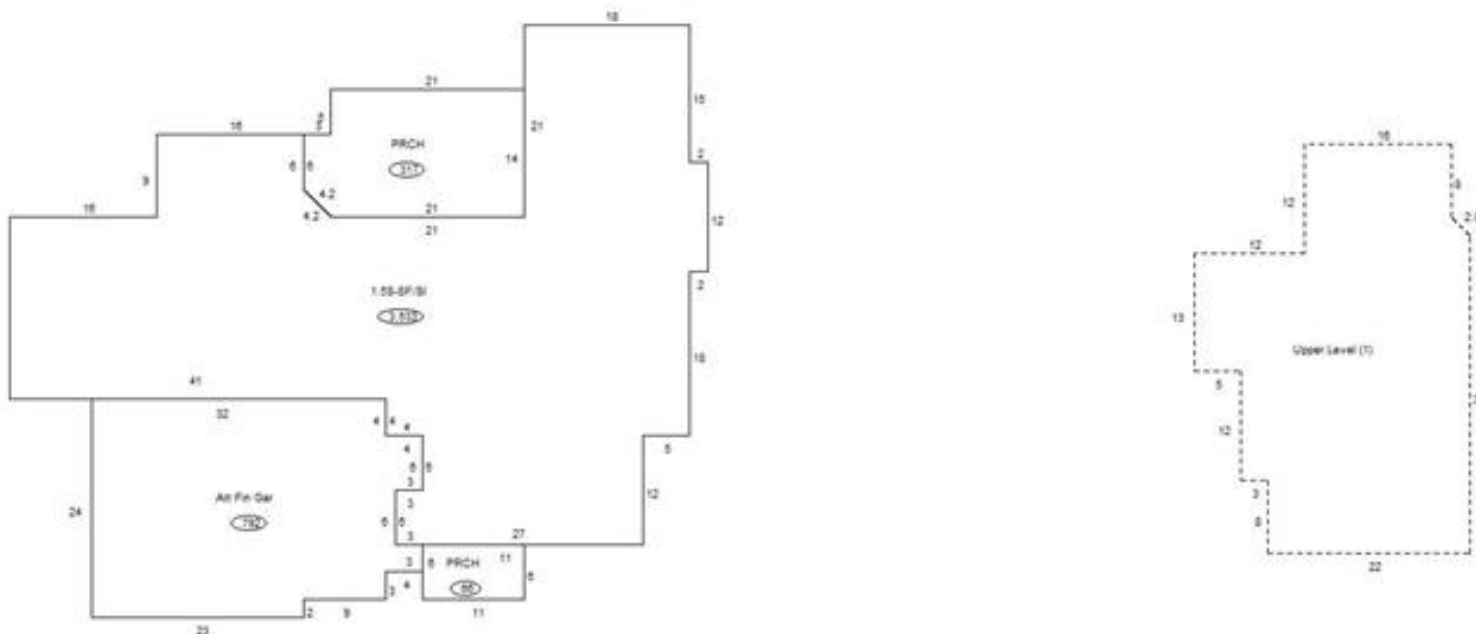
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Sketch Image

660108563



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5S-SF/SI	2,469	1.431	3,533
2	U	^UL		13	Upper Level (1)	1,064	1.000	1,064
3	G	5		13	Att Fin Gar	792	1.000	792
4	M	PRCH		13	PRCH	66	1.000	66
5	M	PRCH		13	PRCH	317	1.000	317
<b>Total Building Area</b>						<b>2,469</b>		<b>3,533</b>