



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 11:14:01  
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Assessment Data					Primary Image				
Account	660108566								
Parcel ID	000000-0004-001-0-000-00								
Cadastral ID	05-21-16-19630								
Property Type	REAL - Real Property								
Property Class	URP	VI Area	1						
Tax Area	17 - CLAREMORE OT								
Name ID	348134								
ZUFALL, TIMOTHY D & VALARIE A									
1407 OAKHURST CIR CLAREMORE OK 74017-0000									
Parcel Location									
Situs	TBD AND OR CORNER LOT								
Subdivision	ESTATES AT FOREST PARK IV								
Lot/Block	0001 / 0004	Parcel Size	1 - Lots						
Sec/Twn/Rng	5 / 21 / 16 / 5								
Neighborhood	1154 - R-V01-NW CLAREMORE								
School District	S001 - CLAREMORE SCHOOLS								
Legal Description Lat/Long: 36.33370398 -95.62529083									
Building Permits									
LOT 1 BLOCK 4 ESTATES AT FOREST PARK IV									
Number	Description	Opened	Closed	Amount					
R25 1	NEW SFR 3732 SQ FT	01/2025	10/2025	240,000					
Exemptions									
Sale History									
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					/	EXECUTIVE HOMES LLC	09/15/2025	700,000	15
					/	GREEN PROPERTY MANAGEMENT IN	01/13/2025	54,000	15
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax	
Remove Cap	2026	Land Value	124,574	124,574	11%	Assessed	77,000	7,117.11	
Year Frozen		Improvements	575,426	575,426		Penalty	0		
Uncapped Value	575,426	Mobile Home	0	0	0	Exemption	0	0.00	
TIF Project ID	0	Total Value	700,000	700,000	77,000	Total Taxable	77,000	7,117.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660108566	ZUFALL, TIMOTHY D &	17	3,830	0	421	39.00		
2024	2024-660108566	GREEN PROPERTY MANAGEMENT INC	17	3,830	0	421	39.00		



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Lot Data		Square-Foot - NBHD 1154 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.5038		
Topography			
Street Access			
Utilities			
Amenities	LOT SIZE ADJUSTMENT		0
			0
Method	Square-Foot		
Base Lot Value	21,944.00 x 3.00 = 65,832		
Factor Value			
Adjustments	1.8923		
Lot Value	124,574		



660108566\_001.JPG 10/2/2025

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	5 - Very Good
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	95% Veneer, Masonry 5% Veneer, Stone
Base/Total Area	2,680 / 3,734
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,680
Fixture/RghIn	/
Bed/F/H Bath	5 / 3.0 / 1.0
Basement Area	
Garage Type	768 Attached Garage - Finished
Remodel	
Year/Eff Age	2025 / 1

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	3
Indicated Value	810,800 Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	110.31	Total Misc Impr	+ 19,010
Roofing Adj	+ 4.67	Garage Cost	+ 49,475
Subfloor Adj	+ -3.22	Total RCN	= 581,238
Heat/Cool Adj	+ 18.45	Depreciation ( 1%)	- 5,812
Plumbing Adj	+ 7.11	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 575,426
Adj Base Cost	= 137.32	Lot Value	+ 124,574
Total Area	x 3,734	Indicated Value	= 700,000
Adjusted Cost	= 512,753	Value Per SqFt	187.47

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	575,426		
Lot Value	124,574		
Indicated Value	700,000	187.47	Per SqFt
Agland Value			
Site Improvements			
Total Value	700,000	187.47	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Porch	180180	10x6		60	37.13		2,228
PATC	Patio - Covered	180181	437		437	21.05		9,199
FPPF	Fireplace - Prefabricated		1	2025	1	7,583.24		7,583



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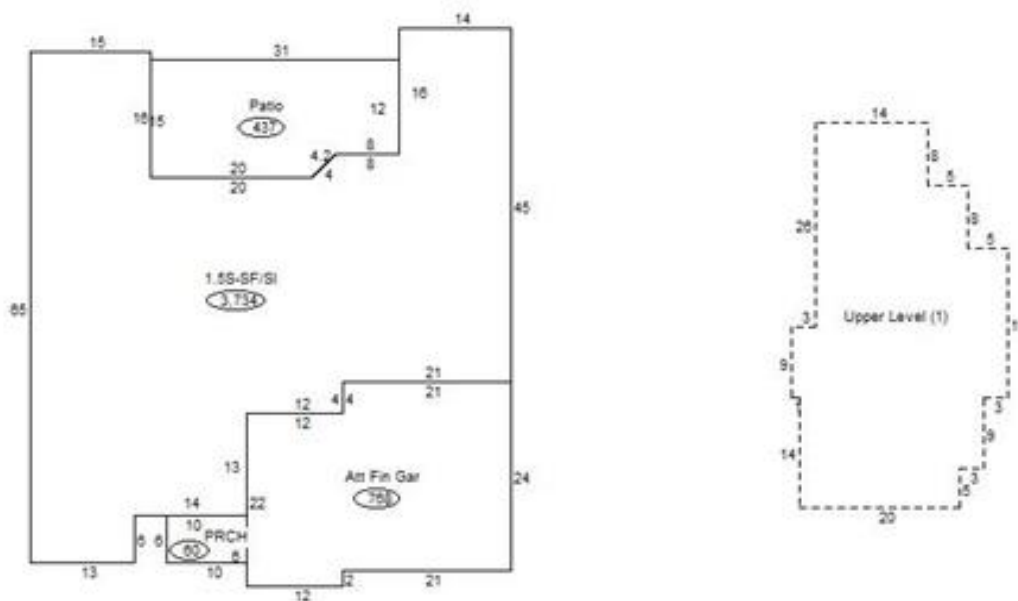
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Sketch Image

660108566



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	20	1.5S-SF/SI	2,680	1.393	3,734
2	U	^UL		20	Upper Level (1)	1,054	1.000	1,054
3	G	5		20	Att Fin Gar	768	1.000	768
4	M	PRCH		20	PRCH	60	1.000	60
5	M	PATC		20	Patio	437	1.000	437
<b>Total Building Area</b>						<b>2,680</b>		<b>3,734</b>