



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 11:14:21
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Assessment Data					Primary Image				
Account	660108579				<p>660108579_001.JPG 10/2/2025</p>				
Parcel ID	000000-0001-003-0-000-00								
Cadastral ID	05-21-16-19830								
Property Type	REAL - Real Property								
Property Class	URP	VI Area	1						
Tax Area	17 - CLAREMORE OT								
Name ID	347949								
LLOYD, JASON C & RHONDA									
1306 OAKHURST CIR CLAREMORE OK 74017-0000									
Parcel Location									
Situs	01306 OAKHURST CIR								
Subdivision	ESTATES AT FOREST PARK V								
Lot/Block	0003 / 0001	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: 36.33435543 -95.62451884									
LOT 3 BLOCK 1 ESTATES AT FOREST PARK V									
Building Permits									
Number	Description	Opened	Closed	Amount					
R25 101	NEW SFR 2212 SQ FT	01/2025	10/2025	185,000					
Exemptions									
Code	Type	Active	Maximum	Exemption					
H	Homestead	Yes	1,000	1,000					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
/	EXECUTIVE HOMES LLC	08/22/2025	443,000	15					
/	GREEN PROPERTY MANAGEMENT INC	12/04/2024	54,000	15					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax	
Remove Cap	2026	Land Value	102,423	102,423	11%	Assessed	48,731	4,504.21	
Year Frozen		Improvements	340,580	340,580		Penalty	0		
Uncapped Value	340,580	Mobile Home	0	0		Exemption	1,000	-92.00	
TIF Project ID	0	Total Value	443,003	443,003		Total Taxable	47,731	4,412.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660108579	LLOYD, JASON C & RHONDA	17	4,658	0	512	47.00		
2024	2024-660108579	GREEN PROPERTY MANAGEMENT INC	17	4,658	0	512	47.00		



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Lot Data		Square-Foot - NBHD 1154 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.2699		
Topography			
Street Access			
Utilities			
Amenities	LOT SIZE ADJUSTMENT		0
			0
Method	Square-Foot		
Base Lot Value	11,757.00 x 3.00 = 35,271		
Factor Value			
Adjustments	2.9039		
Lot Value	102,423		



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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	95% Veneer, Masonry 5% Veneer, Stone
Base/Total Area	2,200 / 2,200
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,200
Fixture/RghIn	/
Bed/F/H Bath	3 / 2.0 / 1.0
Basement Area	
Garage Type	713 Attached Garage - Finished
Remodel	
Year/Eff Age	2025 / 1

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	416,690 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	340,580		
Lot Value	102,423		
Indicated Value	443,003	201.37	Per SqFt
Agland Value			
Site Improvements			
Total Value	443,003	201.37	Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	110.68	Total Misc Impr	+ 15,073
Roofing Adj	+ 5.26	Garage Cost	+ 33,311
Subfloor Adj	+ -3.40	Total RCN	= 344,020
Heat/Cool Adj	+ 14.47	Depreciation (1%)	- 3,440
Plumbing Adj	+ 7.37	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 340,580
Adj Base Cost	= 134.38	Lot Value	+ 102,423
Total Area	x 2,200	Indicated Value	= 443,003
Adjusted Cost	= 295,636	Value Per SqFt	201.37

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Porch	176660	66		66	29.32		1,935
PATC	Patio - Covered	176661	424		424	16.96		7,191
FPPF	Fireplace - Prefabricated		1	2025	1	5,947.13		5,947



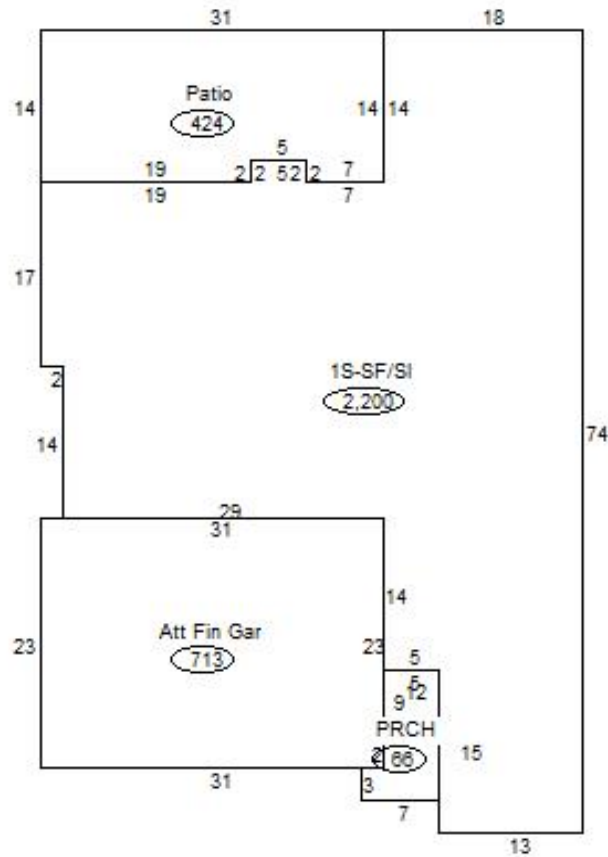
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Sketch Image

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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	2,200	1.000	2,200
2	G	5		20	Att Fin Gar	713	1.000	713
3	M	PRCH		20	PRCH	66	1.000	66
4	M	PATC		20	Patio	424	1.000	424
Total Building Area						2,200		2,200