



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
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Assessment Data				Primary Image						
Account	660108708									
Parcel ID	21N16E-34-1-00000-003-0000									
Cadastral ID	34-21-16-00420									
Property Type	REAL - Real Property									
Property Class	RA	VI Area	1							
Tax Area	5 - JUSTUS RURAL/NO FIRE									
Name ID	343466									
OZBUN, MATTHEW ALAN & CASSANDRA LEE										
13946 E 520 RD CLAREMORE OK 74019-0000										
Parcel Location										
Situs	13974 E 520 RD									
Subdivision										
Lot/Block	/	Parcel Size	1 - Acres							
Sec/Twn/Rng	34 / 21 / 16 / 1									
Neighborhood	2116 - UNPLATTED									
School District	S009 - JUSTUS-TIAWAH SCHOOLS									
Legal Description Lat/Long: 36.26341283 -95.58217044				Building Permits						
TR DESC 2023-017555 AS E 155' W 410' N 281' NW NE NE.				Number	Description	Opened	Closed	Amount		
				R24 208	NEW SFR 2207 SQ FT	07/2024	01/2025	359,125		
				S23	S24 SPLIT	01/2024	07/2024			
Exemptions				Sale History						
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code	
					/	OZBUN, MICHAEL ALAN &	12/16/2023	4,000	4	
Parcel Valuation										
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	83.050	Current Tax	
Remove Cap		Land Value	36	36	11%	4	Assessed	37,977	3,153.99	
Year Frozen		Improvements	346,481	345,208		37,973	Penalty	0		
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00	
TIF Project ID	0	Total Value	346,517	345,244		37,977	Total Taxable	37,977	3,154.00	
Assessment History										
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	
2025	2025-660108708	OZBUN, MATTHEW ALAN & CASSANDRA LEE			5	335,189	0	36,871	3,062.00	
2024	2024-660108708	OZBUN, MATTHEW ALAN & CASSANDRA LEE			5	36	0	4	1.00	



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Lot Data	
Lot Size	-
Lot Count	
Units Buildable	
Non-Ag Acres	
Topography	
Street Access	
Utilities	
Amenities	LAND QUALITY
Method	
Base Lot Value	
Factor Value	
Adjustments	
Lot Value	



Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	2,342 / 2,342
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,342
Fixture/RghIn	/
Bed/F/H Bath	3 / 2.0 / 1.0
Basement Area	
Garage Type	683 Attached Garage - Finished
Remodel	
Year/Eff Age	2024 / 2

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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	

Cost Approach				Manual : 01/2025			
Base Cost	101.48	Total Misc Impr	+ 29,427	Roofing Adj	+ 5.21	Garage Cost	+ 32,101
Subfloor Adj	+ -3.40	Total RCN	= 353,552	Heat/Cool Adj	+ 14.47	Depreciation (2%)	- 7,071
Plumbing Adj	+ 6.93	Lump Sums	+ 0	Basement Adj	+ 0.00	RCNLD	= 346,481
Adj Base Cost	= 124.69	Lot Value	+ 346,481	Total Area	x 2,342	Indicated Value	= 346,481
		Value Per SqFt	147.94	Adjusted Cost	= 292,024		

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	346,481		
Lot Value			
Indicated Value	346,481	147.94	Per SqFt
Agland Value	36		
Site Improvements			
Total Value	346,517	147.96	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Porch	165189	37x10		370	28.25		10,453
PRCH	Porch	165190	448		448	28.00		12,544
FPR1	Fireplace - Residential 1 Story			2024	1	6,429.63		6,430



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Agland Inventory

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Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
RS	ROUGH STONY LAND	TMBR	20			1.000	36	36	36	36
TMBR Totals						1.000			36	36
Total Agland						1.000			36	36