



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 11:27:37
Page 1

| Assessment Data | | | | | Primary Image | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|--|-------------------------------|-----------------------|----------|-------------|------------------------------------|------------------|---------------|-----------------|-------------|------------|---------------|------------|-------------|----------------|--|------------|--------|--------|-----|--------|-------------|-----------------|-------------|--------|--------------|--------------------|---------|---------|---------|---------|---|----------------|---------|-------------|---|---|--|---|-----------|--------------|----------------|---|-------------|---------|---------|--|--------|---------------|-----------------|--|--|--|--|--|-------|---------|------|-------|------|---|-------------------------------|------------|---------|----|---|-----------------|------------|--|----|
| Account 660109448 Parcel ID 000662-0014-002-0-000-00 Cadastral ID 20-21-16-14020 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 346894 PAYNE, HALLIE MARIE & ROBERT DONOVAN WANN JR 2103 S AMARILLO DR CLAREMORE OK 74019-0000 Parcel Location Situs 02103 S AMARILLO DR Subdivision RED PLAINS PHASE III Lot/Block 0002 / 0014 Parcel Size 1 - Lots Sec/Twn/Rng 20 / 21 / 16 / 5 Neighborhood 1166 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS | | | | | <p>660109448_001.JPG 6/23/2025</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Legal Description Lat/Long: 36.16143311 -95.54847499 LOT 2 BLOCK 14 RED PLAINS PHASE III | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Exemptions <table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td>H</td> <td>Homestead</td> <td>Yes</td> <td>1,000</td> <td>1,000</td> </tr> </tbody> </table> | | | | | Code | Type | Active | Maximum | Exemption | H | Homestead | Yes | 1,000 | 1,000 | Building Permits <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>R24 072</td> <td>NEW SFR 1068 SQ FT</td> <td>10/2024</td> <td>06/2025</td> <td>142,000</td> </tr> </tbody> </table> | | | | | Number | Description | Opened | Closed | Amount | R24 072 | NEW SFR 1068 SQ FT | 10/2024 | 06/2025 | 142,000 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Code | Type | Active | Maximum | Exemption | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| H | Homestead | Yes | 1,000 | 1,000 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Number | Description | Opened | Closed | Amount | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| R24 072 | NEW SFR 1068 SQ FT | 10/2024 | 06/2025 | 142,000 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Parcel Valuation <table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>92.430</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>2026</td> <td>Land Value</td> <td>46,656</td> <td>46,656</td> <td>11%</td> <td>5,132</td> <td>Assessed</td> <td>22,605 2,089.38</td> </tr> <tr> <td>Year Frozen</td> <td></td> <td>Improvements</td> <td>158,846</td> <td>158,846</td> <td></td> <td>17,473</td> <td>Penalty</td> <td>0</td> </tr> <tr> <td>Uncapped Value</td> <td>158,846</td> <td>Mobile Home</td> <td>0</td> <td>0</td> <td></td> <td>0</td> <td>Exemption</td> <td>1,000 -92.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value</td> <td>205,502</td> <td>205,502</td> <td></td> <td>22,605</td> <td>Total Taxable</td> <td>21,605 1,997.00</td> </tr> </tbody> </table> | | | | | Source | REAL | Fair Cash | Capped | Asmnt Level | Assessed | Levy Rate | 92.430 | Current Tax | Remove Cap | 2026 | Land Value | 46,656 | 46,656 | 11% | 5,132 | Assessed | 22,605 2,089.38 | Year Frozen | | Improvements | 158,846 | 158,846 | | 17,473 | Penalty | 0 | Uncapped Value | 158,846 | Mobile Home | 0 | 0 | | 0 | Exemption | 1,000 -92.00 | TIF Project ID | 0 | Total Value | 205,502 | 205,502 | | 22,605 | Total Taxable | 21,605 1,997.00 | Sale History <table border="1"> <thead> <tr> <th>Bk/Pg</th> <th>Grantor</th> <th>Date</th> <th>Price</th> <th>Code</th> </tr> </thead> <tbody> <tr> <td>/</td> <td>RAUSCH COLEMAN HOMES OF TULSA</td> <td>04/16/2025</td> <td>205,500</td> <td>15</td> </tr> <tr> <td>/</td> <td>TULSA L DEV LLC</td> <td>08/28/2024</td> <td></td> <td>WB</td> </tr> </tbody> </table> | | | | | Bk/Pg | Grantor | Date | Price | Code | / | RAUSCH COLEMAN HOMES OF TULSA | 04/16/2025 | 205,500 | 15 | / | TULSA L DEV LLC | 08/28/2024 | | WB |
| Source | REAL | Fair Cash | Capped | Asmnt Level | Assessed | Levy Rate | 92.430 | Current Tax | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Remove Cap | 2026 | Land Value | 46,656 | 46,656 | 11% | 5,132 | Assessed | 22,605 2,089.38 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Year Frozen | | Improvements | 158,846 | 158,846 | | 17,473 | Penalty | 0 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Uncapped Value | 158,846 | Mobile Home | 0 | 0 | | 0 | Exemption | 1,000 -92.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| TIF Project ID | 0 | Total Value | 205,502 | 205,502 | | 22,605 | Total Taxable | 21,605 1,997.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Bk/Pg | Grantor | Date | Price | Code | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| / | RAUSCH COLEMAN HOMES OF TULSA | 04/16/2025 | 205,500 | 15 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| / | TULSA L DEV LLC | 08/28/2024 | | WB | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Assessment History <table border="1"> <thead> <tr> <th>Tax Year</th> <th>Statement Number</th> <th>Billed Owner</th> <th>Tax Area</th> <th>Total Value</th> <th>Exemptions</th> <th>Taxable Value</th> <th>Billed Tax</th> </tr> </thead> <tbody> <tr> <td>2025</td> <td>2025-660109448</td> <td>PAYNE, HALLIE MARIE &</td> <td>17</td> <td>2,019</td> <td>0</td> <td>222</td> <td>21.00</td> </tr> </tbody> </table> | | | | | Tax Year | Statement Number | Billed Owner | Tax Area | Total Value | Exemptions | Taxable Value | Billed Tax | 2025 | 2025-660109448 | PAYNE, HALLIE MARIE & | 17 | 2,019 | 0 | 222 | 21.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Tax Year | Statement Number | Billed Owner | Tax Area | Total Value | Exemptions | Taxable Value | Billed Tax | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2025 | 2025-660109448 | PAYNE, HALLIE MARIE & | 17 | 2,019 | 0 | 222 | 21.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |



Rogers

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Date 04/18/2026
 Time 11:27:37
 Page 2

| Lot Data | | Square-Foot - NBHD 1166 #1 | |
|-----------------|--------------------------|----------------------------|--|
| Lot Size | 0 | 0 | |
| Lot Count | 1 | | |
| Units Buildable | | | |
| Non-Ag Acres | 0.1315 | | |
| Topography | | | |
| Street Access | | | |
| Utilities | | | |
| Amenities | LAND QUALITY | | |
| Method | Square-Foot | | |
| Base Lot Value | 5,729.00 x 6.00 = 34,374 | | |
| Factor Value | | | |
| Adjustments | 1.3573 | | |
| Lot Value | 46,656 | | |



660109448_001.JPG 6/23/2025

| 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 | 1,087 / 1,087 |
| Style | 100% One Story |
| HVAC | 100% Warmed & Cooled Air |
| Roof Cover | 1 Composition Shingle |
| Area on Slab | 1,087 |
| Fixture/RghIn | / |
| Bed/F/H Bath | 3 / 2.0 / |
| Basement Area | |
| Garage Type | 434 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 | |
| Indicated Value | |

| Cost Approach | | Manual : 01/2025 | |
|---------------|-----------|--------------------|-----------|
| Base Cost | 106.04 | Total Misc Impr | + 2,938 |
| Roofing Adj | + 4.81 | Garage Cost | + 15,507 |
| Subfloor Adj | + -1.28 | Total RCN | = 160,451 |
| Heat/Cool Adj | + 11.47 | Depreciation (1%) | - 1,605 |
| Plumbing Adj | + 9.60 | Lump Sums | + 0 |
| Basement Adj | + 0.00 | RCNLD | = 158,846 |
| Adj Base Cost | = 130.64 | Lot Value | + 46,656 |
| Total Area | x 1,087 | Indicated Value | = 205,502 |
| Adjusted Cost | = 142,006 | Value Per SqFt | 189.05 |

| Value Reconciliation | | | |
|----------------------|---------------|--------|----------------------|
| Selected Approach | Cost Approach | | |
| Improvements | 158,846 | | |
| Lot Value | 46,656 | | |
| Indicated Value | 205,502 | 189.05 | Per SqFt |
| Agland Value | | | |
| Site Improvements | | | |
| Total Value | 205,502 | 189.05 | Total Value Per SqFt |

| Miscellaneous Improvements | | | | | | | | |
|----------------------------|--------------|-----------|------|------|-------|-----------|------|-------|
| Code | Description | Sketch ID | Size | Year | Units | Unit Cost | Depr | Value |
| PRCH | Porch | 172619 | 13x6 | | 78 | 24.02 | | 1,874 |
| PATO | Patio - Open | 172620 | 14x7 | | 98 | 10.86 | | 1,064 |



Rogers

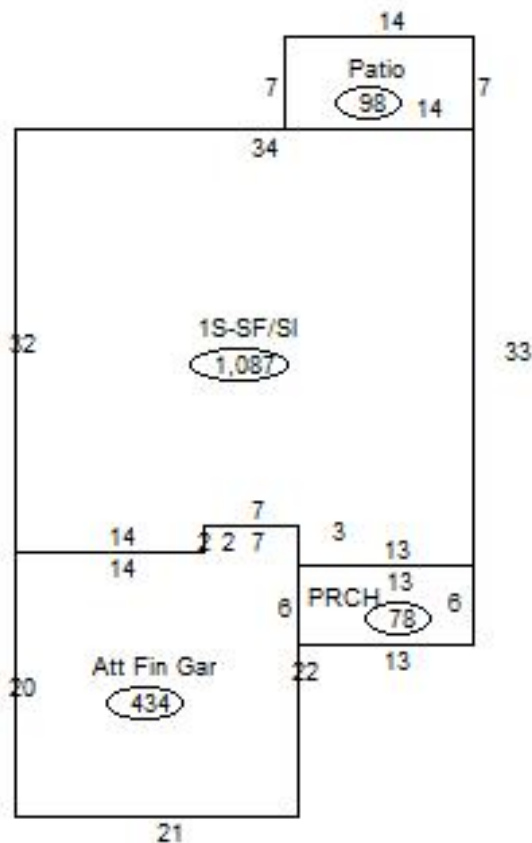
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 Time 11:27:37
 Page 3

Sketch Image

660109448



Sketch Vector Information

| Sequence | Code | Type | Built Over | Scale | Section Label | Base Area | Multiplier | Total Area |
|----------------------------|------|------|------------|-------|---------------|--------------|------------|--------------|
| 1 | R | 1 | Slab | 20 | 1S-SF/SI | 1,087 | 1.000 | 1,087 |
| 2 | G | 5 | | 20 | Att Fin Gar | 434 | 1.000 | 434 |
| 3 | M | PRCH | | 20 | PRCH | 78 | 1.000 | 78 |
| 4 | M | PATO | | 20 | Patio | 98 | 1.000 | 98 |
| Total Building Area | | | | | | 1,087 | | 1,087 |