



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
 Time 11:28:45  
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Assessment Data				Primary Image							
Account	660109486										
Parcel ID	000662-0016-011-0-000-00										
Cadastral ID	20-21-16-14400										
Property Type	REAL - Real Property										
Property Class	URP	VI Area	1								
Tax Area	17 - CLAREMORE OT										
Name ID	347796										
SMITH, CASSANIA RENE											
1007 W LAWTON RD CLAREMORE OK 74019-0000											
Parcel Location											
Situs	01007 W LAWTON RD										
Subdivision	RED PLAINS PHASE III										
Lot/Block	0011 / 0016	Parcel Size	1 - Lots								
Sec/Twn/Rng	20 / 21 / 16 / 5										
Neighborhood	1166 - R-V01-SW CLAREMORE										
School District	S001 - CLAREMORE SCHOOLS										
Legal Description Lat/Long: 36.16143311 -95.54847499				Building Permits							
LOT 11 BLOCK 16 RED PLAINS PHASE III				Number	Description	Opened	Closed	Amount			
				R25 020	NEW SFR 1446 SQ FT	04/2025	09/2025	160,000			
Exemptions				Sale History							
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code		
					/	LENNAR HOMES OF OKLAHOMA LLC	07/30/2025	227,000	15		
					/	TULSA L DEV LLC	04/24/2025	701,500	15		
					/	RAUSCH COLEMAN HOMES OF TULSA	01/15/2025		15		
					/	TULSA L DEV LLC	08/28/2024		WB		
Parcel Valuation											
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax		
Remove Cap	2026	Land Value	34,608	34,608	11%	3,807	Assessed	25,046	2,315.00		
Year Frozen		Improvements	193,084	193,084		21,239	Penalty	0			
Uncapped Value	193,084	Mobile Home	0	0		0	Exemption	0	0.00		
TIF Project ID	0	Total Value	227,692	227,692		25,046	Total Taxable	25,046	2,315.00		
Assessment History											
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660109486	SMITH, CASSANIA RENE			17	2,019	0	222	21.00		



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Lot Data		Square-Foot - NBHD 1166 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.1324		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		
Method	Square-Foot		
Base Lot Value	5,768.00 x 6.00 = 34,608		
Factor Value			
Adjustments			
Lot Value	34,608		



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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	1,444 / 1,444
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,444
Fixture/RghIn	/
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	387 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	100.73	Total Misc Impr	+	3,421
Roofing Adj	+ 4.56	Garage Cost	+	14,304
Subfloor Adj	+ -1.19	Total RCN	=	195,034
Heat/Cool Adj	+ 11.47	Depreciation ( 1%)	-	1,950
Plumbing Adj	+ 7.22	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	193,084
Adj Base Cost	= 122.79	Lot Value	+	34,608
Total Area	x 1,444	Indicated Value	=	227,692
Adjusted Cost	= 177,309	Value Per SqFt		157.68

### Value Reconciliation

Selected Approach	Cost Approach		
Improvements	193,084		
Lot Value	34,608		
Indicated Value	227,692	157.68	Per SqFt
Agland Value			
Site Improvements			
Total Value	227,692	157.68	Total Value Per SqFt

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Porch	176026	7x5		35	24.16		846
PATC	Patio - Covered	176027	14x10		140	18.39		2,575



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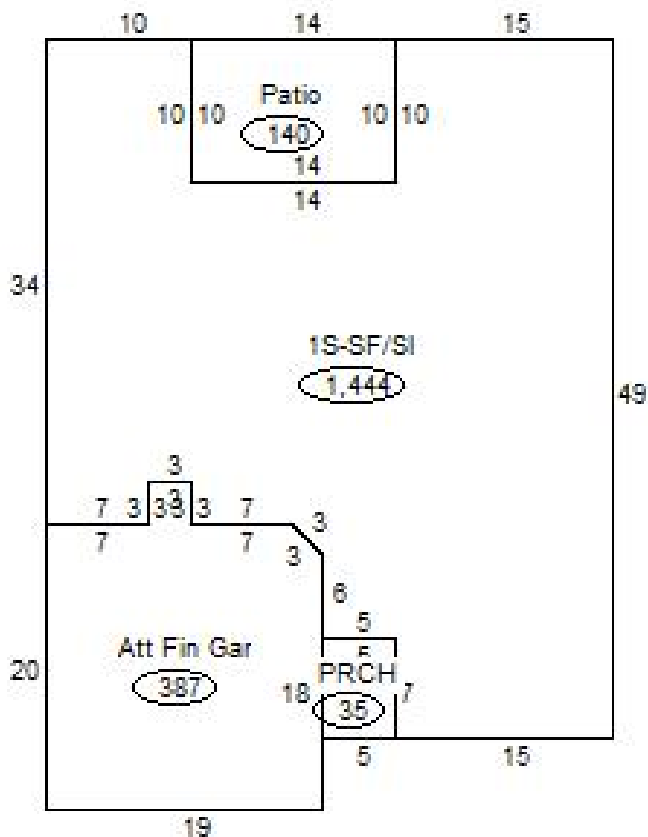
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Sketch Image

660109486



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1S-SF/Sl	1,444	1.000	1,444
2	G	5		20	Att Fin Gar	387	1.000	387
3	M	PRCH		20	PRCH	35	1.000	35
4	M	PATC		20	Patio	140	1.000	140
<b>Total Building Area</b>						<b>1,444</b>		<b>1,444</b>