Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data

Account	660000757
Parcel ID	000000-00-0-00453-003-0005
Cadastral ID	01-22-15-02440
Property Type	REAL - Real Property
Property Class	RRP **VI Area** 4
Tax Area	11 - SEQUOYAH/NW FIRE
Name ID	291321

KRANS, TODD W

9771 E OAK ST
CLAREMORE OK 74017-0000

Parcel Location

Situs	09771 E OAK ST
Subdivision	LITTLE PONDEROSA EXT
Lot/Block	0005 / 0003 **Parcel Size** 1 - Lots
Sec/Twn/Rng	1 / 22 / 15 / 5
Neighborhood	1085 - R-V04-NW SEQUOYAH
School District	S006 - SEQUOYAH SCHOOLS

Primary Image

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Legal Description

Lat/Long: 36.41698196 -95.65376877

LOT 5 BLOCK 3 LITTLE PONDEROSA EXT.

Building Permits

Number	Description	Opened	Closed	Amount

Exemptions

Code	Type	Active	Maximum	Exemption

Sale History

Bk/Pg	Grantor	Date	Price	Code
1755/639	BERNARD, ANTHONY	02/23/2006	50,000	YES
1604/227	SECRETARY OF HUD	07/08/2004	0	1
1562/274	HESKETT, EDDIE RAY	01/13/2004	0	10
1087/122	WASS, WILLIAM E JR	10/30/1997	45,000	Yes

Parcel Valuation

Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	102.332	Current Tax
Remove Cap	2007	Land Value	40,711	20,239	11%	2,226	Assessed	6,525	667.71
Year Frozen	0	Improvements	39,082	39,082		4,299	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	79,793	59,321		6,525	Total Taxable	6,525	668.00

Assessment History

Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660000757	KRANS, TODD W	11	78,572	0	6,215	636.00
2024	2024-660000757	KRANS, TODD W	11	81,177	0	5,919	608.00
2023	2023-660000757	KRANS, TODD W	11	51,245	0	5,637	591.00
2022	2022-660000757	KRANS, TODD W	11	51,947	0	5,714	602.00
2021	2021-660000757	KRANS, TODD W	11	50,207	0	5,523	562.00
2020	2020-660000757	KRANS, TODD W	11	49,544	0	5,450	573.00
2019	2019-660000757	KRANS, TODD W	11	48,520	0	5,337	553.00
2018	2018-660000757	KRANS, TODD W	11	50,852	0	5,594	586.00
2017	2017-660000757	KRANS, TODD W	11	50,496	0	5,555	569.00
2016	2016-660000757	KRANS, TODD W	11	49,413	0	5,435	560.00
2015	2015-660000757	KRANS, TODD W	11	48,589	0	5,345	555.00
2014	2014-660000757	KRANS, TODD W	11	48,903	0	5,315	553.00
2013	2013-660000757	KRANS, TODD W	11	47,421	0	5,062	517.00

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Lot Data

Square-Foot - NBHD 1085 #1

Lot Size		
Lot Count		
Units Buildable	4950	
Non-Ag Acres	0.2967	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	0
		0
Method	Square-Foot	
Base Lot Value	12,924.00 x 3.15 = 40,711	
Factor Value		
Adjustments	1.0000	
Lot Value	40,711	

Primary Image

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Residential Data

Type	1 Single Family Residence
Condition	3 - Average
Quality	1.5 - Low
Architecture	
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	624 / 624
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/Rghln	4 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1967 / 44

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	38,329	61.42	**Per SqFt**

Direct Comparables

Selection Model	A	Adam Test
Adjustment Model	1	2022 Residential
Comparables		
Indicated Value		

Cost Approach

Manual : 01/2025

Base Cost		97.76	**Total Misc Impr**	+	1,786
Roofing Adj	+	4.55	**Garage Cost**	+	
Subfloor Adj	+	2.77	**Total RCN**	=	78,345
Heat/Cool Adj	+	9.89	**Depreciation (54%)**	-	42,306
Plumbing Adj	+	7.72	**Lump Sums**	+	2,837
Basement Adj	+	0.00	**RCNLD**	=	38,876
Adj Base Cost	=	122.69	**Lot Value**	+	40,711
Total Area	x	624	**Indicated Value**	=	79,587
Adjusted Cost	=	76,559	**Value Per SqFt**		127.54

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	38,876		
Lot Value	40,711		
Indicated Value	79,587	127.54	**Per SqFt**
Agland Value			
Site Improvements	206		
Total Value	79,793	127.87	**Total Value Per SqFt**

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	2253	11x8		88	20.30		1,786
WODO	WOOD DECK - OPEN	2254	440		440	14.33	55%	2,837

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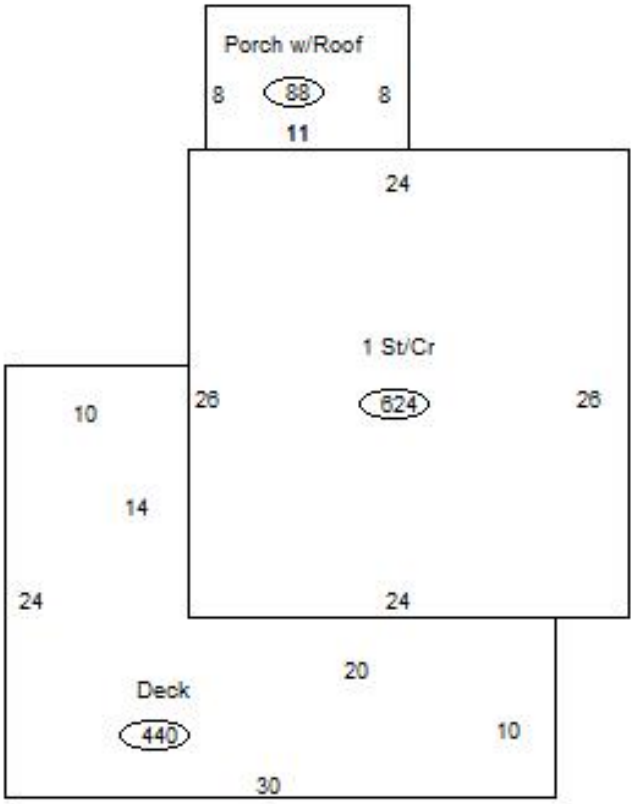
Sketch Image 660000757



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	624	1.000	624
2	M	PRCH		13	SLBC	88	1.000	88
3	M	WODO		13	WODO	440	1.000	440
					Total Building Area	624		624

Outbuildings/Site Improvements 660000757

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	0x0x0			88

Qual 2 **Cond** 3 **Year** **Eff Age**

Valuation Summary		Modifier Total	RCN	Depr (50% Phys/ % Func)		RCNLD
Base Cost (4.68 x 88)	412		412	206		206