




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																	
Account 660002001 Parcel ID 000000-00-0-00360-002-0011 Cadastral ID 03-20-15-04300 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 4 - VERDIGRIS/VERD FIRE Name ID 336690 SIPES, RYAN L 7635 E GREENWAY DR CLAREMORE OK 74019-0000 Parcel Location Situs 07635 S GREENWAY DR Subdivision GREENWAY PARK Lot/Block 0011 / 0002 Parcel Size 1 - Lots Sec/Twn/Rng 3 / 20 / 15 / 5 Neighborhood 1046 - R-V03-SW VERDIGRIS School District S008 - VERDIGRIS SCHOOLS					 <p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-11-12\IMG_00' 11/15/2021</p>																																																	
Legal Description Lat/Long: 36.24179171 -95.69936036																																																						
LOT 11 BLOCK 2 GREENWAY PARK					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> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																								
Number	Description	Opened	Closed	Amount																																																		
Exemptions					Sale History																																																	
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code																																													
H	Homestead	No	1,000		/	CARNETT, CLARENCE E &	12/01/2021	205,000	YES																																													
					804/332			58,000	No																																													
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>104.132</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>2022</td> <td>Land Value</td> <td>38,395</td> <td>38,395</td> <td>11%</td> <td>4,223</td> <td>Assessed</td> <td>21,387 2,227.07</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements</td> <td>167,352</td> <td>156,044</td> <td> </td> <td>17,164</td> <td>Penalty</td> <td>0</td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home</td> <td>0</td> <td>0</td> <td> </td> <td>0</td> <td>Exemption</td> <td>0 0.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value</td> <td>205,747</td> <td>194,439</td> <td> </td> <td>21,387</td> <td>Total Taxable</td> <td>21,387 2,227.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	104.132	Current Tax	Remove Cap	2022	Land Value	38,395	38,395	11%	4,223	Assessed	21,387 2,227.07	Year Frozen	0	Improvements	167,352	156,044		17,164	Penalty	0	Uncapped Value	0	Mobile Home	0	0		0	Exemption	0 0.00	TIF Project ID	0	Total Value	205,747	194,439		21,387	Total Taxable	21,387 2,227.00
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TIF Project ID	0	Total Value	205,747	194,439		21,387	Total Taxable	21,387 2,227.00																																														
Assessment History																																																						
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-660002001	SIPES, RYAN L	4	185,180	0	20,369	2,121.00																																															
2024	2024-660002001	SIPES, RYAN L	4	195,614	0	21,517	2,063.00																																															
2023	2023-660002001	SIPES, RYAN L	4	205,000	0	22,550	2,128.00																																															
2022	2022-660002001	SIPES, RYAN L	4	205,000	0	22,550	2,167.00																																															
2021	2021-660002001	CARNETT, CLARENCE E &	4	164,817	1000	15,962	1,504.00																																															
2020	2020-660002001	CARNETT, CLARENCE E &	4	164,132	1000	15,467	1,461.00																																															
2019	2019-660002001	CARNETT, CLARENCE E &	4	157,522	1000	14,988	1,438.00																																															
2018	2018-660002001	CARNETT, CLARENCE E &	4	161,148	1000	14,522	1,394.00																																															
2017	2017-660002001	CARNETT, CLARENCE E &	4	160,067	1000	14,070	1,354.00																																															
2016	2016-660002001	CARNETT, CLARENCE E &	4	156,685	1000	13,631	1,317.00																																															
2015	2015-660002001	CARNETT, CLARENCE E &	4	152,731	1000	13,204	1,285.00																																															
2014	2014-660002001	CARNETT, CLARENCE E &	4	155,057	0	13,791	1,260.00																																															
2013	2013-660002001	CARNETT, CLARENCE E &	4	147,932	0	13,134	1,243.00																																															



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Lot Data	Square-Foot - NBHD 1046 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 1.3755 Topography Street Access Utilities Amenities 0 Method Square-Foot Base Lot Value 59,916.00 x .64 = 38,395 Factor Value Adjustments 1.0000 Lot Value 38,395		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	95% Veneer, Masonry 5% Frame, Siding, Vinyl
Base/Total Area	1,502 / 1,502
Style	100% One Story
HVAC	100% Warmed & Cooled Air 100% Forced Air Furr
Roof Cover	1 Composition Shingle
Area on Slab	1,502
Fixture/RghIn	7 /
Bed/F/H Bath	3 / 1.5 /
Basement Area	
Garage Type	576 Attached Garage - Finished
Remodel	RMA -
Year/Eff Age	1976 / 24



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	182,114	121.25	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	5		
Indicated Value	192,850		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	151,868		
Lot Value	38,395		
Indicated Value	190,263	126.67	Per SqFt
Agland Value			
Site Improvements	15,484		
Total Value	205,747	136.98	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	103.77	Total Misc Impr	+	8,584			
Roofing Adj	+ 4.41	Garage Cost	+	19,192			
Subfloor Adj	+ -1.15	Total RCN	=	223,336			
Heat/Cool Adj	+ 17.04	Depreciation (32%)	-	71,468			
Plumbing Adj	+ 6.13	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	151,868			
Adj Base Cost	= 130.20	Lot Value	+	38,395			
Total Area	x 1,502	Indicated Value	=	190,263			
Adjusted Cost	= 195,560	Value Per SqFt		126.67			

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,095.98		5,096
PRCH	SLAB PORCH - COVERED	5344	23x4		92	23.98		2,206
PATO	SLAB PORCH - OPEN	5345	12x10		120	10.68		1,282



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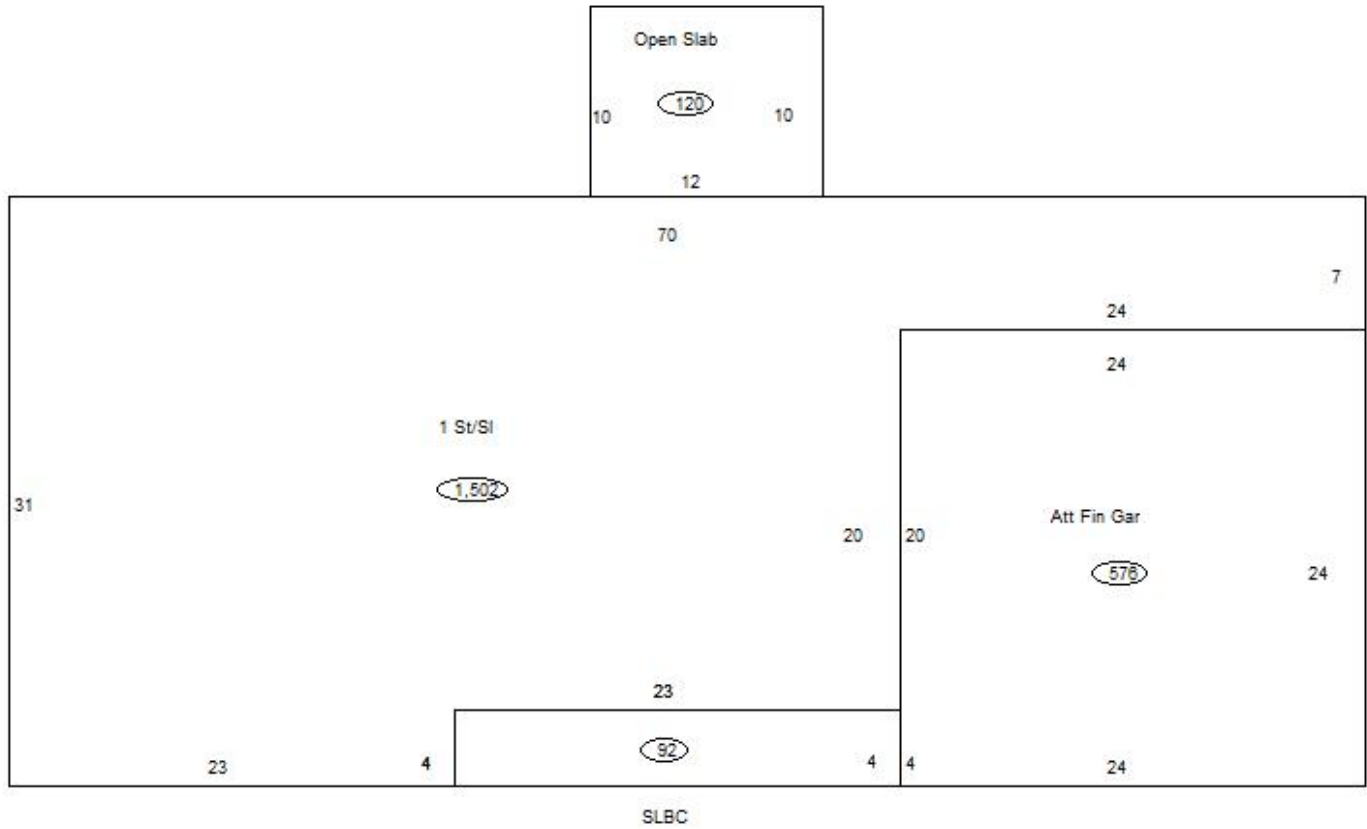
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,502	1.000	1,502
2	G	5		10	Att Fin Gar	576	1.000	576
3	M	PRCH		10	SLBC	92	1.000	92
4	M	PATO		10	Open Slab	120	1.000	120
Total Building Area						1,502		1,502



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	11x40x8	Plank	Formed Metal	440
	Qual	3.5	Cond 3	Year 2023	Eff Age 2	
Valuation Summary		Modifier Total		RCN	Depr (10% Phys/ % Func)	RCNLD
Base Cost (21.92 x 440)		9,645		9,645	965	8,680
SHDS	Shed - Small		20x12x8	Plank	Formed Metal	240
Qual	3	Cond 3	Year 2023	Eff Age 2		
Valuation Summary		Modifier Total		RCN	Depr (10% Phys/ % Func)	RCNLD
Base Cost (23.47 x 240)		5,633		5,633	563	5,070
LNT0	Lean To - Attached		10x20x8	Dirt	Formed Metal	200
Qual	3	Cond 3	Year 2023	Eff Age 2		
Valuation Summary		Modifier Total		RCN	Depr (12% Phys/ % Func)	RCNLD
Base Cost (9.85 x 200)		1,970		1,970	236	1,734
SPLA	Swimming Pool - Above Ground NV		0x0x0			1
Qual	2	Cond 2	Year	Eff Age 2026		
Valuation Summary		Modifier Total		RCN	Depr (0% Phys/ 100% Func)	RCNLD
Base Cost (5,500.00 x 1)		5,500		5,500	5,500	