



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 660002089 Parcel ID 000000-00-0-00621-005-0003 Cadastral ID 03-20-15-05190 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 4 - VERDIGRIS/VERD FIRE Name ID 263333 SPENCER, WILLIAM F & DELVINA A 25885 S CLAYTON AVE CLAREMORE OK 74019-0000																			
Parcel Location Situs 25885 S CLAYTON AVE Subdivision PORT ESTATES ONE Lot/Block 0003 / 0005 Parcel Size .5 - Lots Sec/Twn/Rng 3 / 20 / 15 / 5 Neighborhood 1046 - R-V03-SW VERDIGRIS School District S008 - VERDIGRIS SCHOOLS																			
Legal Description Lat/Long: 36.23760005 -95.69184517					Building Permits														
LOT 3 LESS E 175' BLOCK 5 PORT ESTATES ONE					<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	Yes	1,000	1,000	1027/75	RIEDESEL, ERIC D	05/30/1996	90,000	Yes										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	104.132	Current Tax										
Remove Cap	0		Land Value 29,783	16,294	11%	1,792	Assessed	16,752	1,744.42										
Year Frozen	0		Improvements 148,299	135,998		14,960	Penalty	0											
Uncapped Value	0		Mobile Home 0	0		0	Exemption	1,000	-87.00										
TIF Project ID	0		Total Value 178,082	152,292		16,752	Total Taxable	15,752	1,657.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660002089	SPENCER, WILLIAM F &			4	161,821	1000	15,264	1,606.00										
2024	2024-660002089	SPENCER, WILLIAM F &			4	168,809	1000	14,791	1,428.00										
2023	2023-660002089	SPENCER, WILLIAM F &			4	139,370	1000	14,331	1,363.00										
2022	2022-660002089	SPENCER, WILLIAM F &			4	140,680	1000	14,475	1,401.00										
2021	2021-660002089	SPENCER, WILLIAM F &			4	138,906	1000	14,280	1,346.00										
2020	2020-660002089	SPENCER, WILLIAM F &			4	139,505	1000	13,971	1,320.00										
2019	2019-660002089	SPENCER, WILLIAM F &			4	132,134	1000	13,535	1,300.00										
2018	2018-660002089	SPENCER, WILLIAM F &			4	136,063	1000	13,813	1,327.00										
2017	2017-660002089	SPENCER, WILLIAM F &			4	166,214	1000	13,381	1,289.00										
2016	2016-660002089	SPENCER, WILLIAM F &			4	161,579	1000	12,963	1,253.00										
2015	2015-660002089	SPENCER, WILLIAM F &			4	158,108	1000	12,556	1,223.00										
2014	2014-660002089	SPENCER, WILLIAM F &			4	164,223	1000	12,161	1,122.00										
2013	2013-660002089	SPENCER, WILLIAM F &			4	124,699	1000	11,778	1,126.00										



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Lot Data	Square-Foot - NBHD 1046 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 0.9116 Topography Street Access Utilities Amenities 0 Method Square-Foot Base Lot Value 39,710.00 x .75 = 29,783 Factor Value Adjustments 1.0000 Lot Value 29,783		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% Two Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,120 / 1,600
Style	100% Two Story
HVAC	100% Warmed & Cooled Air 1 Wall Air Conditioner
Roof Cover	1 Composition Shingle
Area on Slab	1,120
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	532 Attached Garage - Finished
Remodel	
Year/Eff Age	1986 / 30

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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	213,791	133.62	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	4		
Indicated Value	165,480		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	85.41	Total Misc Impr	+ 7,898				
Roofing Adj	+ 3.53	Garage Cost	+ 20,961				
Subfloor Adj	+ -1.68	Total RCN	= 204,219				
Heat/Cool Adj	+ 12.64	Depreciation (37%)	- 75,561				
Plumbing Adj	+ 9.70	Lump Sums	+ 3,804				
Basement Adj	+ 0.00	RCNLD	= 132,462				
Adj Base Cost	= 109.60	Lot Value	+ 29,783				
Total Area	x 1,600	Indicated Value	= 162,245				
Adjusted Cost	= 175,360	Value Per SqFt	101.40				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	132,462		
Lot Value	29,783		
Indicated Value	162,245	101.40	Per SqFt
Agland Value			
Site Improvements	15,837		
Total Value	178,082	111.30	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
SHLT	STORM SHELTER	0		1 2005	1	0.00		
PRCH	SLAB PORCH - COVERED	5683	38x8		304	25.98		7,898
WODC	WOOD DECK - COVERED	5684	20x16		320	29.72	60%	3,804



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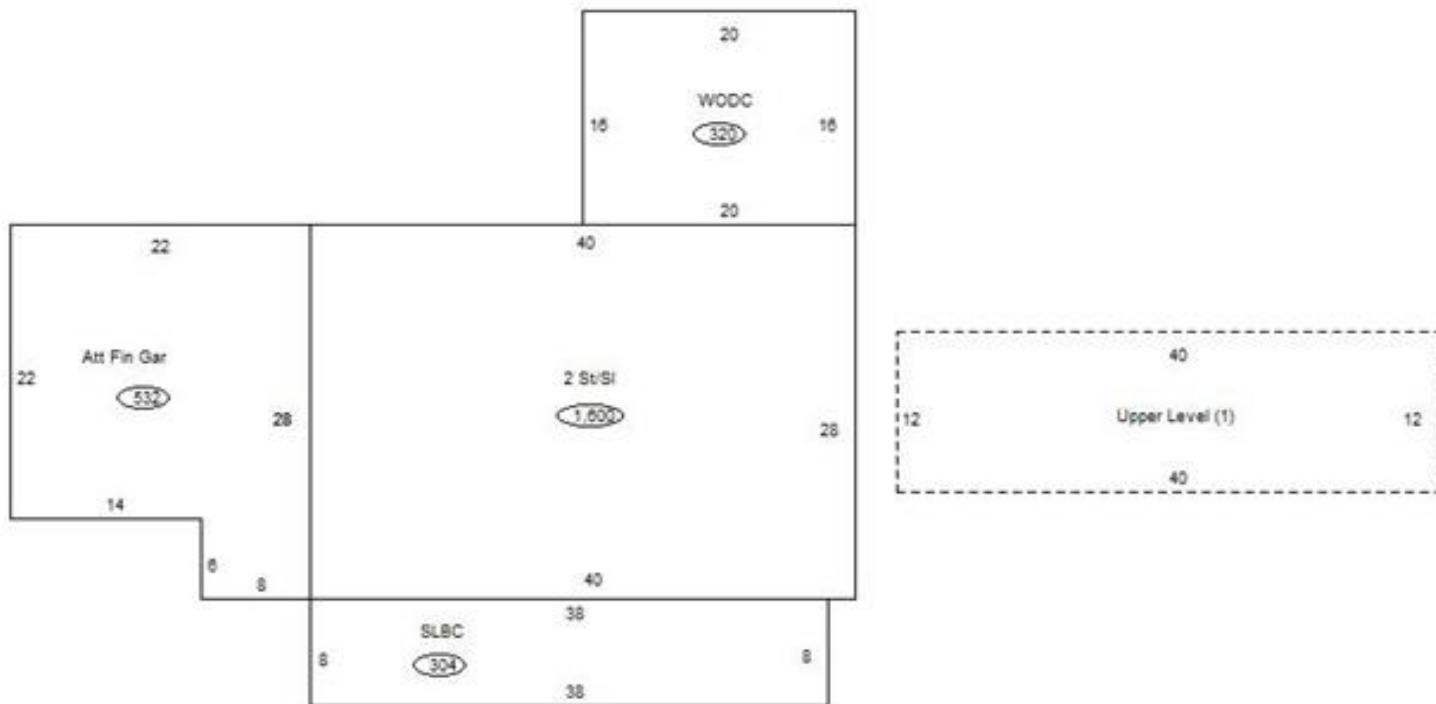
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	2	Slab	13	2 St/SI	1,120	1.429	1,600
2	G	5		13	Att Fin Gar	532	1.000	532
3	M	PRCH		13	SLBC	304	1.000	304
4	M	WODC		13	WODC	320	1.000	320
5	U	^UL		13	Upper Level (1)	480	1.000	480
Total Building Area						1,120		1,600



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
SHDS	Shed - Small		12x8x8	Plank	Composition Shingle	96
Qual	3	Cond 3	Year 2023	Eff Age 2		
Valuation Summary			Modifier Total	RCN	Depr (10% Phys/ % Func)	RCNLD
Base Cost (27.79 x 96)		2,668		2,668	267	2,401
PCPT	Carport - Portable		24x24x12	Concrete	Formed Metal	576
Qual	3	Cond 3	Year 2023	Eff Age 2		
Valuation Summary			Modifier Total	RCN	Depr (7% Phys/ % Func)	RCNLD
Base Cost (5.93 x 576)		3,416		3,416	239	3,177
UTIL	Utility Building		24x24x10	Concrete	Formed Metal	576
Qual	2	Cond 3	Year 2000	Eff Age 20		
Valuation Summary			Modifier Total	RCN	Depr (49% Phys/ % Func)	RCNLD
Base Cost (30.60 x 576)		17,626		17,626	8,637	8,989
LNT0	Lean To - Attached		10x16x8	Dirt	Galvanized Metal	160
Qual	3	Cond 3	Year 2000	Eff Age 20		
Valuation Summary			Modifier Total	RCN	Depr (69% Phys/ % Func)	RCNLD
Base Cost (9.85 x 160)		1,576		1,576	1,087	489
SHDS	Shed - Small		16x8x8	Dirt	Galvanized Metal	128
Qual	2	Cond 3	Year 2000	Eff Age 20		
Valuation Summary			Modifier Total	RCN	Depr (59% Phys/ % Func)	RCNLD
Base Cost (14.88 x 128)		1,905		1,905	1,124	781