



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 660002311 Parcel ID 000000-00-0-10390-001-0002 Cadastral ID 03-21-16-00020 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 266795 CLEMENTS, ROBERT N & CYNTHIA LYNN 1926 N SIOUX CLAREMORE OK 74017-0000																																																						
Parcel Location Situs 01926 N SIOUX AVE Subdivision SIOUX Lot/Block 0002 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 3 / 21 / 16 / 5 Neighborhood 1172 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS																																																						
Legal Description Lot/Long: 36.32810397 -95.59640316					Building Permits																																																	
LOT 2 BLOCK 1 SIOUX					<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	1083/184	GOODPASTER, LANA K	09/12/1997	75,000	Yes																																													
					972/264	CLARK, KATHLEEN	10/19/1994	32,500	Yes																																													
					909/807	SELLER	03/29/1993	0	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>92.430</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>1998</td> <td>Land Value 79,393</td> <td>32,144</td> <td>11%</td> <td>3,536</td> <td>Assessed</td> <td>8,272</td> <td>764.58</td> </tr> <tr> <td>Year Frozen</td> <td>2006</td> <td>Improvements 106,342</td> <td>43,056</td> <td> </td> <td>4,736</td> <td>Penalty</td> <td>0</td> <td> </td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home 0</td> <td>0</td> <td> </td> <td>0</td> <td>Exemption</td> <td>1,000</td> <td>-93.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 185,735</td> <td>75,200</td> <td> </td> <td>8,272</td> <td>Total Taxable</td> <td>7,272</td> <td>672.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax	Remove Cap	1998	Land Value 79,393	32,144	11%	3,536	Assessed	8,272	764.58	Year Frozen	2006	Improvements 106,342	43,056		4,736	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	1,000	-93.00	TIF Project ID	0	Total Value 185,735	75,200		8,272	Total Taxable	7,272	672.00
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Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-660002311	CLEMENTS, ROBERT N &	17	182,365	1000	7,272	672.00																																															
2024	2024-660002311	CLEMENTS, ROBERT N &	17	197,520	1000	7,272	672.00																																															
2023	2023-660002311	CLEMENTS, ROBERT N &	17	138,050	1000	7,272	666.00																																															
2022	2022-660002311	CLEMENTS, ROBERT N &	17	108,946	1000	7,272	673.00																																															
2021	2021-660002311	CLEMENTS, ROBERT N &	17	114,739	1000	7,272	642.00																																															
2020	2020-660002311	CLEMENTS, ROBERT N &	17	112,908	1000	7,272	666.00																																															
2019	2019-660002311	CLEMENTS, ROBERT N &	17	108,962	1000	7,272	674.00																																															
2018	2018-660002311	CLEMENTS, ROBERT N &	17	113,632	1000	7,272	672.00																																															
2017	2017-660002311	CLEMENTS, ROBERT N &	17	112,695	1000	7,272	668.00																																															
2016	2016-660002311	CLEMENTS, ROBERT N &	17	109,875	1000	7,272	683.00																																															
2015	2015-660002311	CLEMENTS, ROBERT N &	17	108,849	1000	7,272	656.00																																															
2014	2014-660002311	CLEMENTS, ROBERT N &	17	109,741	1000	7,272	674.00																																															
2013	2013-660002311	CLEMENTS, ROBERT N &	17	103,735	1000	7,272	665.00																																															



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Lot Data	Square-Foot - NBHD 1172 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	0.417	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	18,163.00 x 4.37 = 79,393	
Factor Value		
Adjustments	1.0000	
Lot Value	79,393	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	R3 Res Nbhd 3
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,341 / 1,341
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,341
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	500 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1975 / 38

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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	149,055	111.15	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	7		
Indicated Value	172,310		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	106,342		
Lot Value	79,393		
Indicated Value	185,735	138.50	Per SqFt
Agland Value			
Site Improvements			
Total Value	185,735	138.50	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	107.33	Total Misc Impr	+	9,042			
Roofing Adj	+ 4.54	Garage Cost	+	13,720			
Subfloor Adj	+ -1.18	Total RCN	=	200,646			
Heat/Cool Adj	+ 11.47	Depreciation (47%)	-	94,304			
Plumbing Adj	+ 10.49	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	106,342			
Adj Base Cost	= 132.65	Lot Value	+	79,393			
Total Area	x 1,341	Indicated Value	=	185,735			
Adjusted Cost	= 177,884	Value Per SqFt		138.50			

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	6114	21x4		84	24.00		2,016
PATO	SLAB PORCH - OPEN	6115	16x12		192	10.05		1,930



Rogers

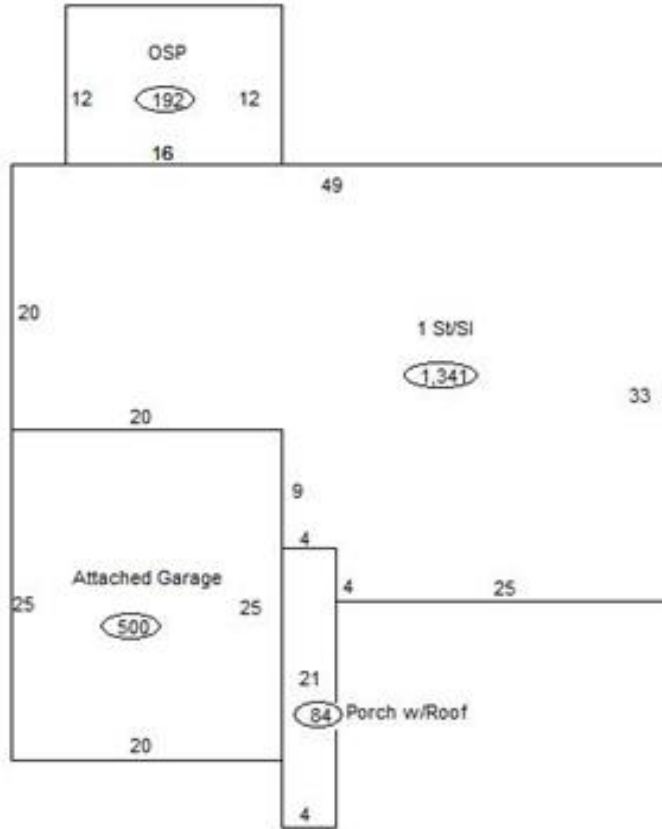
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,341	1.000	1,341
2	G	1		13	Attached Garage	500	1.000	500
3	M	PRCH		13	SLBC	84	1.000	84
4	M	PATO		13	Open Slab	192	1.000	192
Total Building Area						1,341		1,341



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	CP	Carport Dirt	0x0x0			
	Qual	Cond	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
	Base Cost (3.50 x)					
	CP	Carport Dirt	0x0x0			
	Qual	Cond	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
	Base Cost (3.50 x)					