




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	660002314								
Parcel ID	000000-00-0-10390-001-0004								
Cadastral ID	03-21-16-00050								
Property Type	REAL - Real Property								
Property Class	URP	VI Area	1						
Tax Area	17 - CLAREMORE OT								
Name ID	341115								
THORNTON, COLE									
1918 N SIOUX AVE CLAREMORE OK 74017-0000									
Parcel Location									
Situs	01918 N SIOUX AVE								
Subdivision	SIOUX								
Lot/Block	0004 / 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 Lat/Long: 36.32764194 -95.59636136									
Building Permits									
LOT 4 BLOCK 1 SIOUX									
Exemptions									
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
H	Homestead	No	1,000		/	GOEDECKE, ELLEN D TRUSTEE	03/24/2023	199,500	YES
					1141/425	SMITH, JEFF	11/13/1998	89,000	Yes
					1096/887	RUMSEY, ROBERT DWIGHT &	01/30/1998	78,000	Yes
					954/507	SELLER	04/20/1994	0	No
					871/381	BENIGAR, GARY D	01/14/1992	64,500	No
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax	
Remove Cap	2024	Land Value	77,861	77,861	11%	8,565	Assessed	23,259	2,149.83
Year Frozen	2005	Improvements	133,586	133,586		14,694	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	211,447	211,447		23,259	Total Taxable	23,259	2,150.00
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660002314	THORNTON, COLE	17	209,418	0	23,036	2,129.00		
2024	2024-660002314	THORNTON, COLE	17	213,944	0	23,534	2,175.00		
2023	2023-660002314	THORNTON, COLE	17	163,318	1000	9,683	887.00		
2022	2022-660002314	GOEDECKE, ELLEN D TRUSTEE	17	131,835	1000	9,683	896.00		
2021	2021-660002314	GOEDECKE, ELLEN D TRUSTEE	17	138,272	1000	9,683	855.00		
2020	2020-660002314	GOEDECKE, ELLEN D TRUSTEE	17	137,650	1000	9,683	887.00		
2019	2019-660002314	GOEDECKE, ELLEN D TRUSTEE	17	132,487	1000	9,683	897.00		
2018	2018-660002314	GOEDECKE, ELLEN D TRUSTEE	17	138,171	1000	9,683	895.00		
2017	2017-660002314	GOEDECKE, ELLEN D TRUSTEE	17	136,979	1000	9,683	889.00		
2016	2016-660002314	GOEDECKE, ELLEN D TRUSTEE	17	133,464	1000	9,683	909.00		
2015	2015-660002314	GOEDECKE, ELLEN D TRUSTEE	17	132,122	1000	9,683	873.00		
2014	2014-660002314	GOEDECKE, ELLEN D TRUSTEE	17	134,697	1000	9,683	898.00		
2013	2013-660002314	GOEDECKE, ELLEN D TRUSTEE	17	126,700	1000	9,684	886.00		



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Lot Data	Square-Foot - NBHD 1172 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	0.4414	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	19,228.00 x 4.26 = 81,959	
Factor Value		
Adjustments	0.9500	
Lot Value	77,861	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	90% Veneer, Masonry 10% Frame, Siding, Vinyl
Base/Total Area	1,853 / 1,853
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,853
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	667 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1976 / 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	196,295	105.93	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	212,260 Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	133,586		
Lot Value	77,861		
Indicated Value	211,447	114.11	Per SqFt
Agland Value			
Site Improvements			
Total Value	211,447	114.11	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	101.44	Total Misc Impr	+	5,505			
Roofing Adj	+ 4.34	Garage Cost	+	17,309			
Subfloor Adj	+ -1.14	Total RCN	=	252,049			
Heat/Cool Adj	+ 11.47	Depreciation (47%)	-	118,463			
Plumbing Adj	+ 7.60	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	133,586			
Adj Base Cost	= 123.71	Lot Value	+	77,861			
Total Area	x 1,853	Indicated Value	=	211,447			
Adjusted Cost	= 229,235	Value Per SqFt		114.11			

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	6121	6x3		18	24.21		436
PATO	SLAB PORCH - OPEN	6122	30x11		330	8.31		2,742
PATO	SLAB PORCH - OPEN	6123	16x16		256	9.09		2,327



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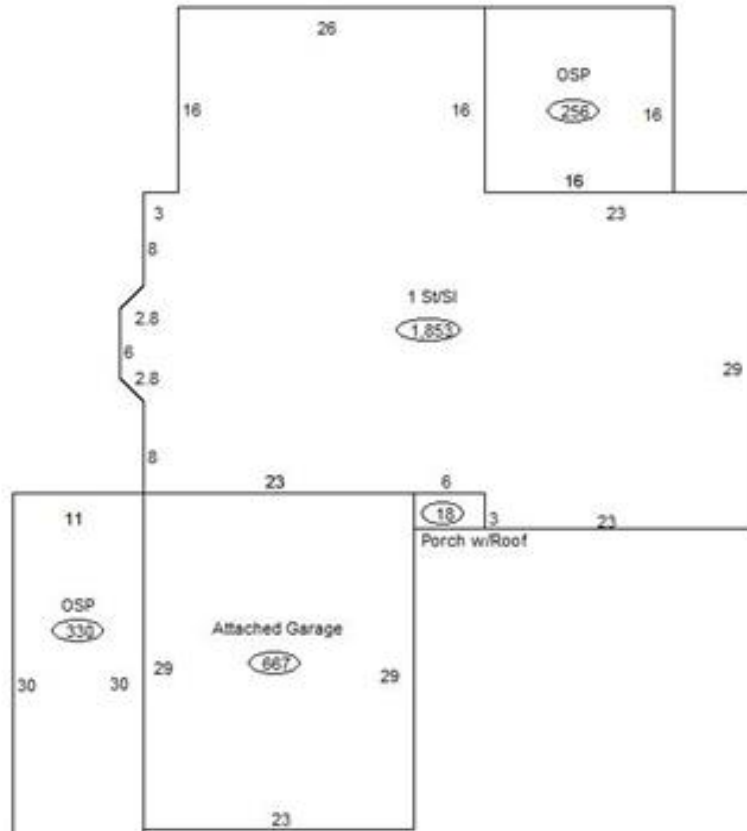
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,853	1.000	1,853
2	G	1		13	Attached Garage	667	1.000	667
3	M	PRCH		13	SLBC	18	1.000	18
4	M	PATO		13	Open Slab	330	1.000	330
5	M	PATO		13	Open Slab	256	1.000	256
Total Building Area						1,853		1,853