



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 12:19:49
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Assessment Data					Primary Image																																																																																																																			
Account 660002316 Parcel ID 21N16E-03-2-00000-000-0000 Cadastral ID 03-21-16-00200 Property Type REAL - Real Property Property Class RR VI Area 1 Tax Area 18 - CLAREMORE RURAL/W/O FIRE Name ID 290678 FORTNA, KEVIN L & AMY TRUSTEES 575 E LOWRY RD CLAREMORE OK 74017-0000 Parcel Location Situs 00575 E LOWRY RD Subdivision Lot/Block / Parcel Size 5.73 - Acres Sec/Twn/Rng 3 / 21 / 16 / 2 Neighborhood 2116 - UNPLATTED School District S001 - CLAREMORE SCHOOLS																																																																																																																								
Legal Description Lat/Long: 36.33552185 -95.59541439 TR DESC 2693-410 AS BEING PT OF GOVT LOT 4 BEG 1994.94 W OF NE/C LOT 3; S 574.24'; W 227.5'; N 573.71'; E 227.5' TO POB & TR BEG NW/C OF SEC; S89.59263E 418.03'; S00.2231W 573.71'; N89.5122W 177.37'; N00.1425E 320.58'; N89.5923W 239.31';																																																																																																																								
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>R20 000261</td> <td>R21- NEW 24X40 DTCH ACC BLDG</td> <td>07/2020</td> <td>01/2021</td> <td>10,600</td> </tr> <tr> <td>P20 000021</td> <td>R21- NEW POOL</td> <td>05/2020</td> <td>01/2021</td> <td>35,000</td> </tr> <tr> <td>R19</td> <td>R21- NEW 911 ADDRESS</td> <td>04/2019</td> <td>01/2021</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R20 000261	R21- NEW 24X40 DTCH ACC BLDG	07/2020	01/2021	10,600	P20 000021	R21- NEW POOL	05/2020	01/2021	35,000	R19	R21- NEW 911 ADDRESS	04/2019	01/2021		Sale History <table border="1"> <thead> <tr> <th>Bk/Pg</th> <th>Grantor</th> <th>Date</th> <th>Price</th> <th>Code</th> </tr> </thead> <tbody> <tr> <td>2693/410</td> <td>RAGLAND, JOEL S & TARA L</td> <td>02/22/2018</td> <td>146,475</td> <td>YES</td> </tr> <tr> <td>2491/541</td> <td>BURKS, BILLY M</td> <td>08/10/2015</td> <td>120,000</td> <td>YES</td> </tr> <tr> <td>2355/450</td> <td>RAGLAND, JOEL S & TARA L</td> <td>09/10/2013</td> <td>140,000</td> <td>YES</td> </tr> <tr> <td>2354/420</td> <td>HAYS, PHYLLIS DEANN</td> <td>09/05/2013</td> <td>115,000</td> <td>YES</td> </tr> <tr> <td>2122/744</td> <td>HAYS, IDA IRENE TRUSTEE</td> <td>08/26/2010</td> <td>0</td> <td>4</td> </tr> <tr> <td>1147/833</td> <td>RUSH, JEWEL C ANDERSON</td> <td>12/21/1998</td> <td>0</td> <td>No</td> </tr> </tbody> </table>					Bk/Pg	Grantor	Date	Price	Code	2693/410	RAGLAND, JOEL S & TARA L	02/22/2018	146,475	YES	2491/541	BURKS, BILLY M	08/10/2015	120,000	YES	2355/450	RAGLAND, JOEL S & TARA L	09/10/2013	140,000	YES	2354/420	HAYS, PHYLLIS DEANN	09/05/2013	115,000	YES	2122/744	HAYS, IDA IRENE TRUSTEE	08/26/2010	0	4	1147/833	RUSH, JEWEL C ANDERSON	12/21/1998	0	No																																																								
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Lot Data		Square-Foot - NBHD 2116 #1
Lot Size		
Lot Count		
Units Buildable	0	
Non-Ag Acres	0	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	0
		0
Method	Square-Foot	
Base Lot Value	247,612.00 x .36 = 89,598	
Factor Value		
Adjustments	1.0000	
Lot Value	89,598	



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	60% Veneer, Stone 40% Frame, Siding, Wood
Base/Total Area	2,259 / 3,444
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	2,259
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 3.0 / 1.0
Basement Area	
Garage Type	708 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2020 / 5

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1 Test		
Adusted R	0.8445		
Indicated Value	504,461	146.48	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	NewTest
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025			
Base Cost	95.69	Total Misc Impr	+	26,618			
Roofing Adj	+ 4.04	Garage Cost	+	26,408			
Subfloor Adj	+ -2.23	Total RCN	=	456,387			
Heat/Cool Adj	+ 14.47	Depreciation (5%)	-	22,819			
Plumbing Adj	+ 5.15	Lump Sums	+	9,967			
Basement Adj	+ 0.00	RCNLD	=	443,535			
Adj Base Cost	= 117.12	Lot Value	+	89,598			
Total Area	x 3,444	Indicated Value	=	533,133			
Adjusted Cost	= 403,361	Value Per SqFt		154.80			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	443,535		
Lot Value	89,598		
Indicated Value	533,133	154.80	Per SqFt
Agland Value			
Site Improvements	62,870		
Total Value	596,003	173.06	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	6,429.63		6,430
SHLT	STORM SHELTER	0		1	2020	0.00		
PRCH	SLAB PORCH - COVERED	148633	37x8		296	28.49		8,433
PATO	SLAB PORCH - OPEN	148634	21x15		315	9.95		3,134
EPKS	ENCLOSED PORCH - KNEEWALL SCREEN	148635	21x13		273	31.58		8,621
BALW	BALCONY - WOOD	148636	21x15		315	31.64		9,967



Rogers

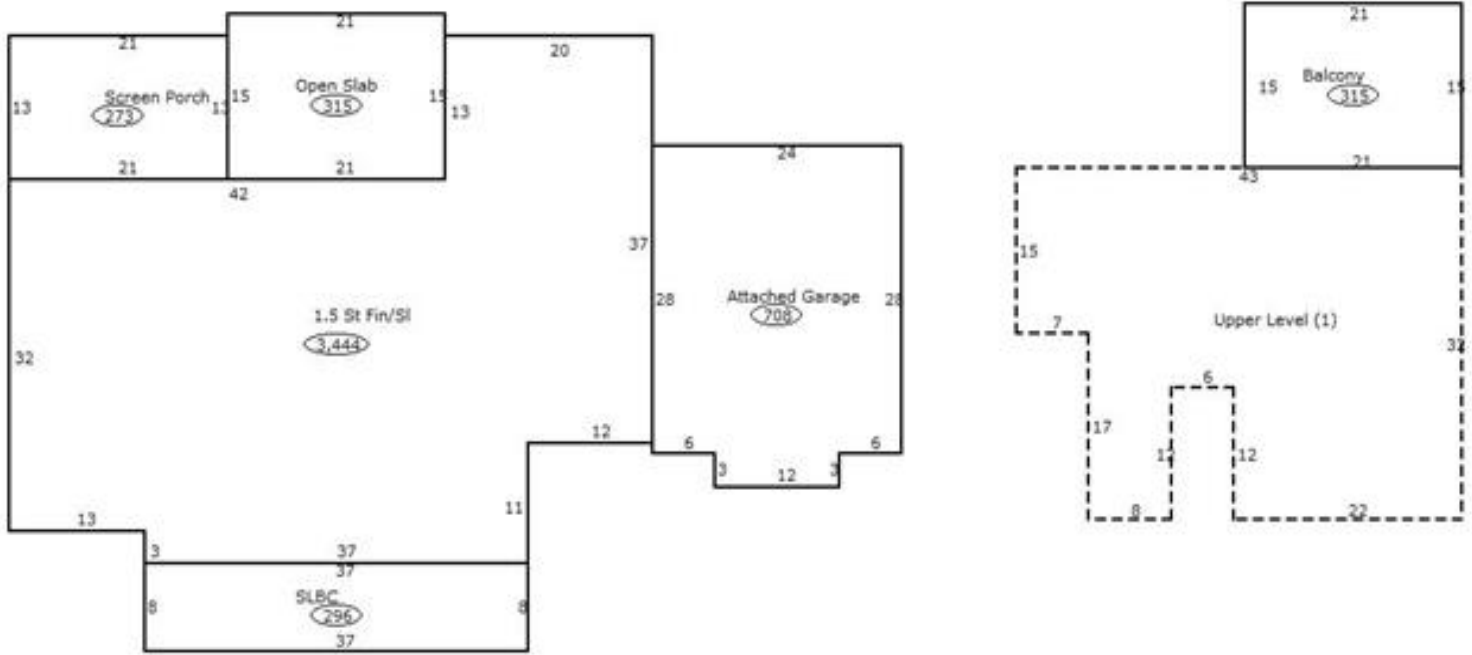
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/SI	2,259	1.525	3,444
2	G	1		13	Attached Garage	708	1.000	708
3	M	PRCH		13	SLBC	296	1.000	296
4	M	PATO		13	Open Slab	315	1.000	315
5	M	EPKS		13	Screen Porch	273	1.000	273
6	M	BALW		13	Balcony	315	1.000	315
7	U	^UL		13	Upper Level (1)	1,185	1.000	1,185
Total Building Area						2,259		3,444



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	40x24x0			960
	Qual	Cond	Year	2020	Eff Age	
	Valuation Summary Base Cost (34.24 x 960) 32,870		Modifier Total	RCN 32,870	Depr (0% Phys/ % Func)	RCNLD 32,870
	SG	SWIM-GUNITE	0x0x0			1
	Qual	Cond	Year	2020	Eff Age	
	Valuation Summary Base Cost (30,000.00 x 1) 30,000		Modifier Total	RCN 30,000	Depr (0% Phys/ % Func)	RCNLD 30,000