



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	660002348								
Parcel ID	21N16E-03-2-00000-000-0000								
Cadastral ID	03-21-16-03300								
Property Type	REAL - Real Property								
Property Class	UR	VI Area 1							
Tax Area	17 - CLAREMORE OT								
Name ID	347186								
THREDE, FRANK & MAKAYLA									
855 E LOWRY RD CLAREMORE OK 74017-0000									
Parcel Location									
Situs	00855 E LOWRY RD								
Subdivision									
Lot/Block	/	Parcel Size	3.4 - Acres						
Sec/Twn/Rng	3 / 21 / 16 / 2								
Neighborhood	2116 - UNPLATTED								
School District	S001 - CLAREMORE SCHOOLS								
Legal Description Lat/Long: 36.33551047 -95.58985842									
Building Permits									
W 256' E 708' N 577.81' OF LOT 3									
Exemptions									
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
H	Homestead	No	1,000		/	CHALFIN, JOSEPH A & LANDRUM, ROBERT E	05/27/2025	416,000	22
					2230/64		03/06/2012	145,000	YES
					872/233		01/07/1992	4,000	No
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax	
Remove Cap	2026	Land Value	161,170	161,170	11%	17,729	Assessed	45,761	4,229.69
Year Frozen	2014	Improvements	254,833	254,833		28,032	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	416,003	416,003		45,761	Total Taxable	45,761	4,230.00
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660002348	THREDE, FRANK & MAKAYLA	17	227,391	1000	17,797	1,645.00		
2024	2024-660002348	CHALFIN, JOSEPH A &	17	237,740	1000	17,797	1,645.00		
2023	2023-660002348	CHALFIN, JOSEPH A &	17	180,003	1000	17,797	1,630.00		
2022	2022-660002348	CHALFIN, JOSEPH A &	17	175,415	1000	17,797	1,647.00		
2021	2021-660002348	CHALFIN, JOSEPH A &	17	181,879	1000	17,797	1,571.00		
2020	2020-660002348	CHALFIN, JOSEPH A &	17	181,655	1000	17,797	1,630.00		
2019	2019-660002348	CHALFIN, JOSEPH A &	17	172,208	1000	17,797	1,648.00		
2018	2018-660002348	CHALFIN, JOSEPH A &	17	178,857	1000	17,797	1,644.00		
2017	2017-660002348	CHALFIN, JOSEPH A &	17	177,363	1000	17,797	1,634.00		
2016	2016-660002348	CHALFIN, JOSEPH A &	17	173,305	1000	17,797	1,670.00		
2015	2015-660002348	CHALFIN, JOSEPH A &	17	170,883	1000	17,797	1,605.00		
2014	2014-660002348	CHALFIN, JOSEPH A &	17	170,940	1000	17,803	1,651.00		
2013	2013-660002348	CHALFIN, JOSEPH A &	17	171,317	1000	17,845	1,633.00		



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Lot Data		Square-Foot - NBHD 2116 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	3.4427		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	149,963.00 x .47 = 70,068		
Factor Value			
Adjustments	2.3002		
Lot Value	161,170		



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Residential Data	
Type	1 Single Family Residence
Condition	3.5 - Average
Quality	3.5 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,310 / 2,310
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,310
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	PARTIAL -
Year/Eff Age	1984 / 19

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1 Test		
Adusted R	0.8445		
Indicated Value	235,532	101.96	Per SqFt

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

Cost Approach				Manual : 01/2025	
Base Cost	107.10	Total Misc Impr	+	16,012	
Roofing Adj	+ 5.10	Garage Cost	+		
Subfloor Adj	+ -3.48	Total RCN	=	318,345	
Heat/Cool Adj	+ 14.47	Depreciation (22%)	-	70,036	
Plumbing Adj	+ 7.69	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	248,309	
Adj Base Cost	= 130.88	Lot Value	+	161,170	
Total Area	x 2,310	Indicated Value	=	409,479	
Adjusted Cost	= 302,333	Value Per SqFt		177.26	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	248,309		
Lot Value	161,170		
Indicated Value	409,479	177.26	Per SqFt
Agland Value			
Site Improvements	6,524		
Total Value	416,003	180.09	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
PRCH	SLAB PORCH - COVERED	6202	14x8		112	29.16		3,266
PATO	SLAB PORCH - OPEN	6203	25x10		250	10.94		2,735
CPDT	CARPORT - DETACHED	6204	20x14		280	12.79		3,581
SHLT	STORM SHELTER			1	1	0.00		



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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	2,310	1.000	2,310
2	M	PRCH		13	SLBC	112	1.000	112
3	M	PATO		13	Open Slab	250	1.000	250
4	M	CPDT		13	Carport	280	1.000	280
Total Building Area						2,310		2,310



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BARN	BARN	0x0x0			1,156
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (45% Phys/ % Func)	RCNLD
Base Cost (10.26 x 1,156)		11,861		11,861	5,337	6,524
	STF	STG FAIR	0x0x0			
	Qual 2	Cond	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
Base Cost (4.68 x)						
	STF	STG FAIR	0x0x0			
	Qual 2	Cond	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
Base Cost (4.68 x)						