



# 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	660002368													
Parcel ID	000000-00-0-10429-002-0005													
Cadastral ID	03-21-16-03680													
Property Type	REAL - Real Property													
Property Class	URP	VI Area	1											
Tax Area	17 - CLAREMORE OT													
Name ID	346672													
FREEMAN, JACOB & TRINITY														
2795 WEBER RD CLAREMORE OK 74017-0000														
Parcel Location														
Situs	02795 WEBER RD													
Subdivision	LAKE PARK ESTATES													
Lot/Block	0005 / 0002	Parcel Size	1 - Lots											
Sec/Twn/Rng	3 / 21 / 16 / 5													
Neighborhood	1173 - R-V01-SE CLAREMORE													
School District	S001 - CLAREMORE SCHOOLS													
Legal Description Lat/Long: 36.33343094 -95.58744827														
Building Permits														
LOT 5 BLOCK 2 LAKE PARK ESTATES														
<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	/	CAMPBELL, TASHA M & OLIVER, STEVEN L	02/21/2025	375,000	YES					
					2076/759	TRIPP, JOHN G	12/18/2009	162,500	YES					
					900/725	WAREHIME, LELAND R & JONES, FRANCIS M &	12/04/1992	0	No					
					900/726		12/02/1992	82,000	Yes					
					884/535		06/12/1992	10,000	No					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax						
Remove Cap	2026	Land Value	100,994	100,994	11%	Assessed	41,250	3,812.74						
Year Frozen	0	Improvements	274,009	274,009		Penalty	0							
Uncapped Value	0	Mobile Home	0	0		Exemption	1,000	-93.00						
TIF Project ID	0	Total Value	375,003	375,003		Total Taxable	40,250	3,720.00						
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660002368	FREEMAN, JACOB & TRINITY	17	264,603	0	24,638	2,277.00							
2024	2024-660002368	CAMPBELL, TASHA M &	17	266,546	1000	22,465	2,076.00							
2023	2023-660002368	CAMPBELL, TASHA M &	17	209,152	1000	21,782	1,995.00							
2022	2022-660002368	CAMPBELL, TASHA M &	17	209,200	1000	21,118	1,955.00							
2021	2021-660002368	CAMPBELL, TASHA M &	17	195,219	1000	20,474	1,808.00							
2020	2020-660002368	CAMPBELL, TASHA M &	17	195,992	1000	20,087	1,839.00							
2019	2019-660002368	CAMPBELL, TASHA M &	17	186,118	1000	19,473	1,804.00							
2018	2018-660002368	CAMPBELL, TASHA M &	17	191,348	1000	20,048	1,852.00							
2017	2017-660002368	CAMPBELL, TASHA M &	17	189,691	1000	19,625	1,802.00							
2016	2016-660002368	CAMPBELL, TASHA M &	17	184,831	1000	19,024	1,786.00							
2015	2015-660002368	CAMPBELL, TASHA M &	17	179,633	1000	18,441	1,663.00							
2014	2014-660002368	CAMPBELL, TASHA M &	17	184,088	1000	17,875	1,658.00							
2013	2013-660002368	CAMPBELL, TASHA M &	17	173,235	1000	17,325	1,585.00							




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Lot Data	Square-Foot - NBHD 1173 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> 1 <b>Non-Ag Acres</b> 1.0309 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> LAND QUALITY 0 0 <b>Method</b> Square-Foot <b>Base Lot Value</b> 44,908.00 x 1.77 = 79,554 <b>Factor Value</b> <b>Adjustments</b> 1.2695 <b>Lot Value</b> 100,994		

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	4 - Good
<b>Quality</b>	3.5 - Average
<b>Architecture</b>	R3 Res Nbhd 3
<b>Style</b>	100% 1 1/2 Story Finished
<b>Exterior Wall</b>	50% Veneer, Masonry 50% Frame, Siding, Vinyl
<b>Base/Total Area</b>	1,561 / 2,185
<b>Style</b>	100% 1 1/2 Story Finished
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	1,561
<b>Fixture/RghIn</b>	14 /
<b>Bed/F/H Bath</b>	4 / 3.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	504 Attached Garage - Unfinished
<b>Remodel</b>	PARTIAL -
<b>Year/Eff Age</b>	1992 / 14

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GRM Approach	
<b>GRM Code</b>	
<b>Gross Rent</b>	0.00
<b>Indicated Value</b>	

Multiple Regression			
<b>MRA Code</b>	1	Test	
<b>Adusted R</b>	0.8445		
<b>Indicated Value</b>	290,970	133.17	Per SqFt

Direct Comparables			
<b>Selection Model</b>	A	Adam Test	
<b>Adjustment Model</b>	1	2022 Residential	
<b>Comparables</b>	4		
<b>Indicated Value</b>	246,550		Per SqFt

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	254,721		
<b>Lot Value</b>	100,994		
<b>Indicated Value</b>	355,715	162.80	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>	19,288		
<b>Total Value</b>	375,003	171.63	Total Value Per SqFt

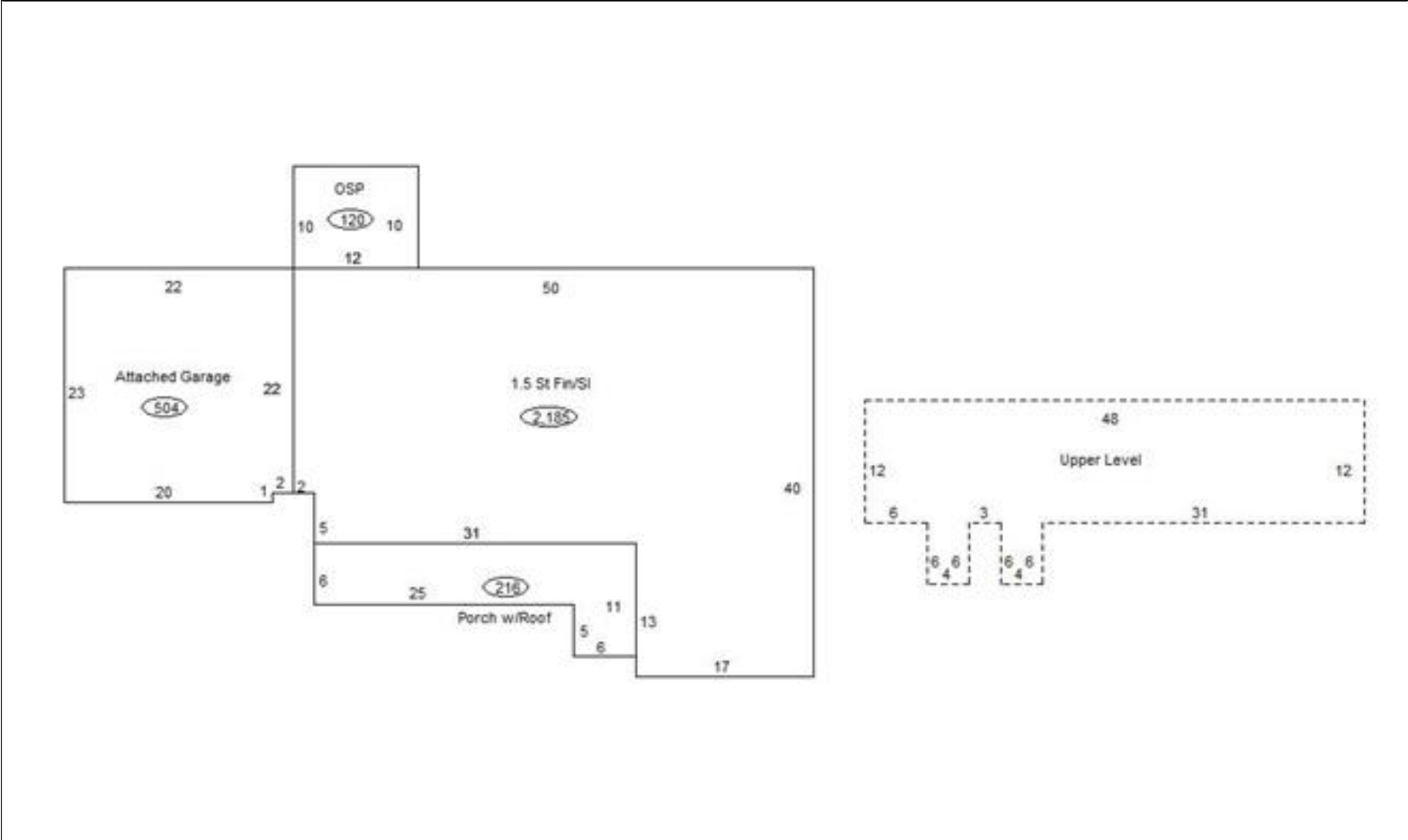
Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	96.75	<b>Total Misc Impr</b>	+ 7,736				
<b>Roofing Adj</b>	+ 3.95	<b>Garage Cost</b>	+ 20,024				
<b>Subfloor Adj</b>	+ -2.56	<b>Total RCN</b>	= 296,187				
<b>Heat/Cool Adj</b>	+ 14.47	<b>Depreciation ( 14%)</b>	- 41,466				
<b>Plumbing Adj</b>	+ 10.24	<b>Lump Sums</b>	+ 0				
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 254,721				
<b>Adj Base Cost</b>	= 122.85	<b>Lot Value</b>	+ 100,994				
<b>Total Area</b>	x 2,185	<b>Indicated Value</b>	= 355,715				
<b>Adjusted Cost</b>	= 268,427	<b>Value Per SqFt</b>	162.80				

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	6289	216		216	28.75		6,210
PATO	SLAB PORCH - OPEN	6290	12x10		120	12.72		1,526



Sketch Image

660002368



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	1,561	1.400	2,185
2	G	1		13	Attached Garage	504	1.000	504
3	M	PRCH		13	SLBC	216	1.000	216
4	M	PATO		13	Open Slab	120	1.000	120
5	U	^UL	Overhang	13	Upper Level	624	1.000	624
<b>Total Building Area</b>						1,561		2,185



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	SPLG	Swimming Pool - In Ground	30x14x0	Base		420	
	Qual 3	Cond 3	Year 2021	Eff Age 4			
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (21% Phys/ % Func)</b>	<b>RCNLD</b>	
		Base Cost (53.03 x 420)	22,273		22,273	4,677	17,596
	ODFP	Outdoor Fireplace/Firepit	0x0x0			1	
	Qual 2	Cond 3	Year 2021	Eff Age 4			
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (25% Phys/ % Func)</b>	<b>RCNLD</b>	
		Base Cost (2,256.27 x 1)	2,256		2,256	564	1,692
	STF	STG FAIR	0x0x0				
	Qual 2	Cond	Year	Eff Age			
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (0% Phys/ % Func)</b>	<b>RCNLD</b>	
		Base Cost (4.68 x )					