



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 660002382 Parcel ID 000000-00-0-10429-003-0011 Cadastral ID 03-21-16-03820 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 335093 GAYNOR, HEATHER L REVOCABLE TRUST 1155 EASY ST CLAREMORE OK 74017-0000 Parcel Location Situs 01155 EASY ST Subdivision LAKE PARK ESTATES Lot/Block 0011 / 0003 Parcel Size 1 - Lots Sec/Twn/Rng 3 / 21 / 16 / 5 Neighborhood 1173 - R-V01-SE CLAREMORE School District S001 - CLAREMORE SCHOOLS					<p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-3-28\IMG_007: 3/28/2023</p>														
Legal Description Lot/Long: 36.33312240 -95.58508880																			
LOT 11 BLOCK 3 LAKE PARK ESTATES					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>R22 134</td> <td>R23 NEW DTCH ACC BLDG 30X36</td> <td>03/2022</td> <td>04/2024</td> <td>29,400</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R22 134	R23 NEW DTCH ACC BLDG 30X36	03/2022	04/2024	29,400
Number	Description	Opened	Closed	Amount															
R22 134	R23 NEW DTCH ACC BLDG 30X36	03/2022	04/2024	29,400															
Exemptions					Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
H	Homestead	Yes	1,000	1,000	/	KENDALL, EVELYN S	06/08/2021	195,000	YES										
H	Homestead	No	1,000		1526/480	CORLEY, ARTHUR V &	09/23/2003	145,050	YES										
					929/849	INKLEBARGER, BOBBY A	09/24/1993	120,000	No										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax										
Remove Cap	2022	Land Value	76,874	28,015	11%	3,082	Assessed	23,439	2,166.47										
Year Frozen	2005	Improvements	226,433	185,065		20,357	Penalty	0											
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-92.00										
TIF Project ID	0	Total Value	303,307	213,080		23,439	Total Taxable	22,439	2,074.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660002382	GAYNOR, HEATHER L			17	289,188	1000	21,757	2,011.00										
2024	2024-660002382	GAYNOR, HEATHER L			17	297,779	1000	21,093	1,949.00										
2023	2023-660002382	GAYNOR, HEATHER L			17	195,000	1000	20,450	1,873.00										
2022	2022-660002382	GAYNOR, HEATHER L			17	195,000	0	21,450	1,986.00										
2021	2021-660002382	GAYNOR, HEATHER L			17	203,283	1000	14,971	1,322.00										
2020	2020-660002382	KENDALL, EVELYN S			17	202,098	1000	14,971	1,371.00										
2019	2019-660002382	KENDALL, EVELYN S			17	191,294	1000	14,971	1,387.00										
2018	2018-660002382	KENDALL, EVELYN S			17	197,397	1000	14,971	1,383.00										
2017	2017-660002382	KENDALL, EVELYN S			17	195,591	1000	14,971	1,375.00										
2016	2016-660002382	KENDALL, EVELYN S			17	190,663	1000	14,971	1,405.00										
2015	2015-660002382	KENDALL, EVELYN S			17	184,705	1000	14,971	1,350.00										
2014	2014-660002382	KENDALL, EVELYN S			17	190,115	1000	14,971	1,388.00										
2013	2013-660002382	KENDALL, EVELYN S			17	179,628	1000	14,971	1,370.00										



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Lot Data	Square-Foot - NBHD 1173 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 0.9804 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 42,708.00 x 1.80 = 76,874 Factor Value Adjustments 1.0000 Lot Value 76,874		<p style="text-align: right; color: orange;">03/28/2023</p>

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	R3 Res Nbhd 3
Style	100% One Story
Exterior Wall	100% Veneer, Stone
Base/Total Area	2,224 / 2,224
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,224
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.5 /
Basement Area	
Garage Type	528 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1980 / 35



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	276,964	124.53	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	2
Indicated Value	297,800 Per SqFt

Cost Approach				Manual : 01/2025	
Base Cost	110.45	Total Misc Impr	+	13,036	
Roofing Adj	+ 4.58	Garage Cost	+	16,627	
Subfloor Adj	+ -2.19	Total RCN	=	328,257	
Heat/Cool Adj	+ 12.64	Depreciation (43%)	-	141,151	
Plumbing Adj	+ 8.78	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	187,106	
Adj Base Cost	= 134.26	Lot Value	+	76,874	
Total Area	x 2,224	Indicated Value	=	263,980	
Adjusted Cost	= 298,594	Value Per SqFt		118.70	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	187,106		
Lot Value	76,874		
Indicated Value	263,980	118.70	Per SqFt
Agland Value			
Site Improvements	39,327		
Total Value	303,307	136.38	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	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	6360	22x9		198	26.31		5,209
PRCH	SLAB PORCH - COVERED	6361	6x2		12	26.89		323
PATO	SLAB PORCH - OPEN	6362	6x6		36	11.48		413
PATO	SLAB PORCH - OPEN	144876	22x6		132	11.18		1,476



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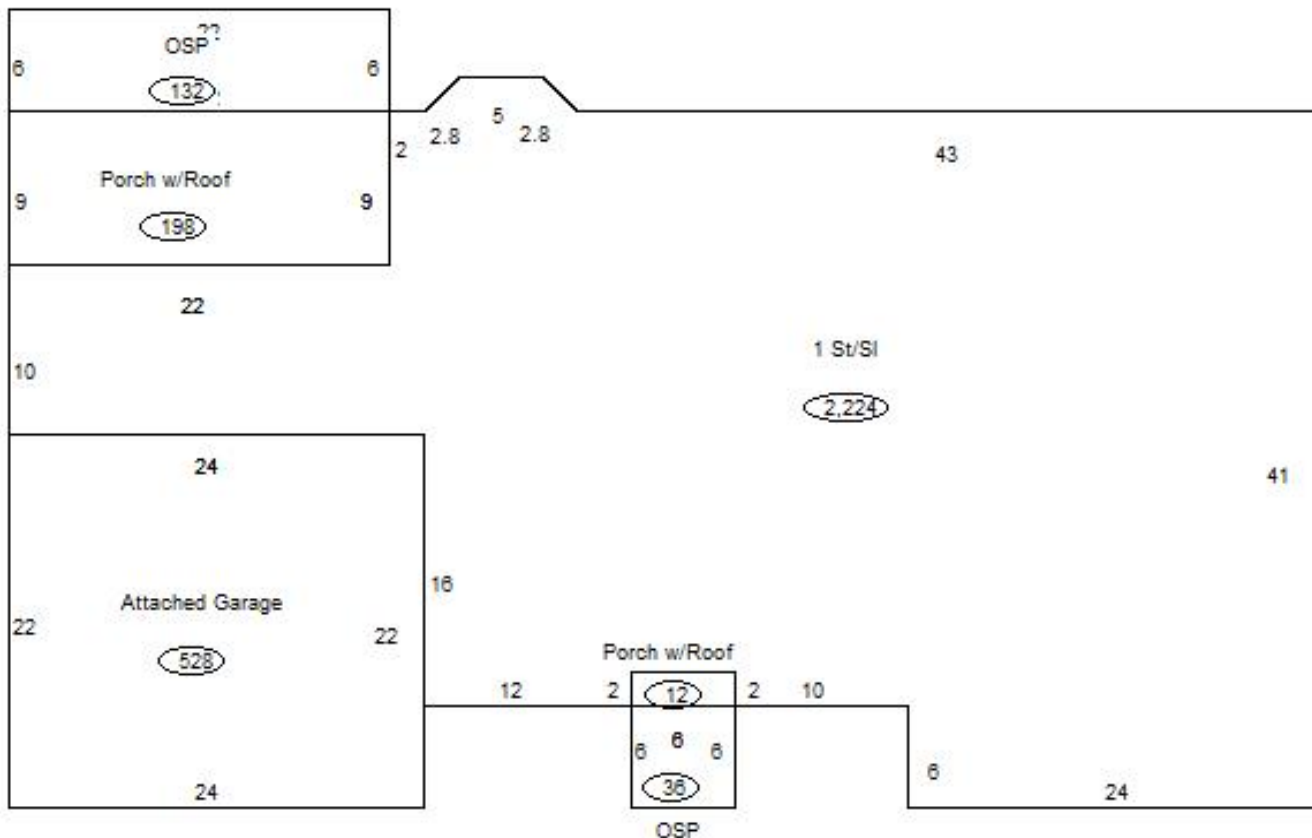
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Sketch Image

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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	2,224	1.000	2,224
2	G	1		13	Attached Garage	528	1.000	528
3	M	PRCH		13	SLBC	198	1.000	198
4	M	PRCH		13	SLBC	12	1.000	12
5	M	PATO		13	Open Slab	36	1.000	36
6	M	PATO		13	Open Slab	132	1.000	132
Total Building Area						2,224		2,224



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Shop Building	30x36x0		Formed Metal	1,080
	Qual 4	Cond 4	Year 2022	Eff Age 2		

Valuation Summary	Modifier Total	RCN	Depr (3% Phys/ % Func)	RCNLD
Base Cost (37.54 x 1,080)	40,543		40,543	1,216
				39,327



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)				