




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	660003035				 <p>\\tsclient\T\TOMMY DUNLAP\New folder (165)\IMG_0002.JPG 4/6/2023</p>									
Parcel ID	000000-00-0-10365-002-0008													
Cadastral ID	04-21-16-00250													
Property Type	REAL - Real Property													
Property Class	URP	VI Area 1												
Tax Area	17 - CLAREMORE OT													
Name ID	314450													
TROSKY, JAMES I														
1420 N DOROTHY AVE CLAREMORE OK 74017-0000														
Parcel Location														
Situs	01420 N DOROTHY AVE													
Subdivision	PATTERSON HEIGHTS													
Lot/Block	0008 / 0002	Parcel Size 1 - Lots												
Sec/Twn/Rng	4 / 21 / 16 / 5													
Neighborhood	1172 - R-V01-SW CLAREMORE													
School District	S001 - CLAREMORE SCHOOLS													
Legal Description Lat/Long: 36.32296357 -95.59861373														
LOT 7 LESS N 24.35' & N 50' OF LOT 8 BLOCK 2 PATTERSON HEIGHTS														
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> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount										
Exemptions														
Code	Type	Active	Maximum	Exemption	Sale History									
H	Homestead	Yes	1,000	1,000	Bk/Pg	Grantor	Date	Price	Code					
H	Homestead	No	1,000		2452/423	HIGHFIELD, BRIAN	01/27/2015	137,000	YES					
					2409/804	HIGHFIELD, SANDRA GAIL &	06/25/2014	60,000	4					
					2342/192	WHITENTON, WILLIAM S &	07/17/2013	0	4					
Parcel Valuation														
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax					
Remove Cap	2016	Land Value	64,823	47,343	11%	5,208	Assessed	17,248	1,594.23					
Year Frozen	0	Improvements	109,579	109,450		12,040	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-92.00					
TIF Project ID	0	Total Value	174,402	156,793		17,248	Total Taxable	16,248	1,502.00					
Assessment History														
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax					
2025	2025-660003035	TROSKY, JAMES I			17	171,086	1000	15,745	1,455.00					
2024	2024-660003035	TROSKY, JAMES I			17	188,319	1000	15,257	1,410.00					
2023	2023-660003035	TROSKY, JAMES I			17	152,027	1000	14,784	1,354.00					
2022	2022-660003035	TROSKY, JAMES I			17	139,311	1000	14,324	1,326.00					
2021	2021-660003035	TROSKY, JAMES I			17	143,621	1000	14,798	1,307.00					
2020	2020-660003035	TROSKY, JAMES I			17	144,954	1000	14,768	1,352.00					
2019	2019-660003035	TROSKY, JAMES I			17	139,168	1000	14,308	1,325.00					
2018	2018-660003035	TROSKY, JAMES I			17	145,210	1000	14,973	1,384.00					
2017	2017-660003035	TROSKY, JAMES I			17	144,128	1000	14,854	1,364.00					
2016	2016-660003035	TROSKY, JAMES I			17	140,667	1000	14,473	1,358.00					
2015	2015-660003035	TROSKY, JAMES I			17	136,624	0	15,029	1,355.00					
2014	2014-660003035	HIGHFIELD, BRIAN			17	128,891	0	12,271	1,138.00					
2013	2013-660003035	HIGHFIELD, SANDRA GAIL &			17	123,595	1000	10,687	978.00					



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Lot Data		Square-Foot - NBHD 1172 #1	
Lot Size			
Lot Count	1		
Units Buildable	1		
Non-Ag Acres	0.289		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	12,587.00 x 5.15 = 64,823		
Factor Value			
Adjustments	1.0000		
Lot Value	64,823		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,766 / 1,766
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	648 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1962 / 48

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	177,296 100.39 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	223,420 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	109,579
Lot Value	64,823
Indicated Value	174,402 98.76 Per SqFt
Agland Value	
Site Improvements	
Total Value	174,402 98.76 Total Value Per SqFt

Cost Approach Manual : 01/2025

Base Cost	103.33	Total Misc Impr	+ 3,706
Roofing Adj	+ 4.37	Garage Cost	+ 16,880
Subfloor Adj	+ 1.15	Total RCN	= 243,508
Heat/Cool Adj	+ 11.47	Depreciation (55%)	- 133,929
Plumbing Adj	+ 5.91	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 109,579
Adj Base Cost	= 126.23	Lot Value	+ 64,823
Total Area	x 1,766	Indicated Value	= 174,402
Adjusted Cost	= 222,922	Value Per SqFt	98.76

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	7668	4x2		8	24.24		194
PATO	SLAB PORCH - OPEN	7669	24x18		432	8.13		3,512

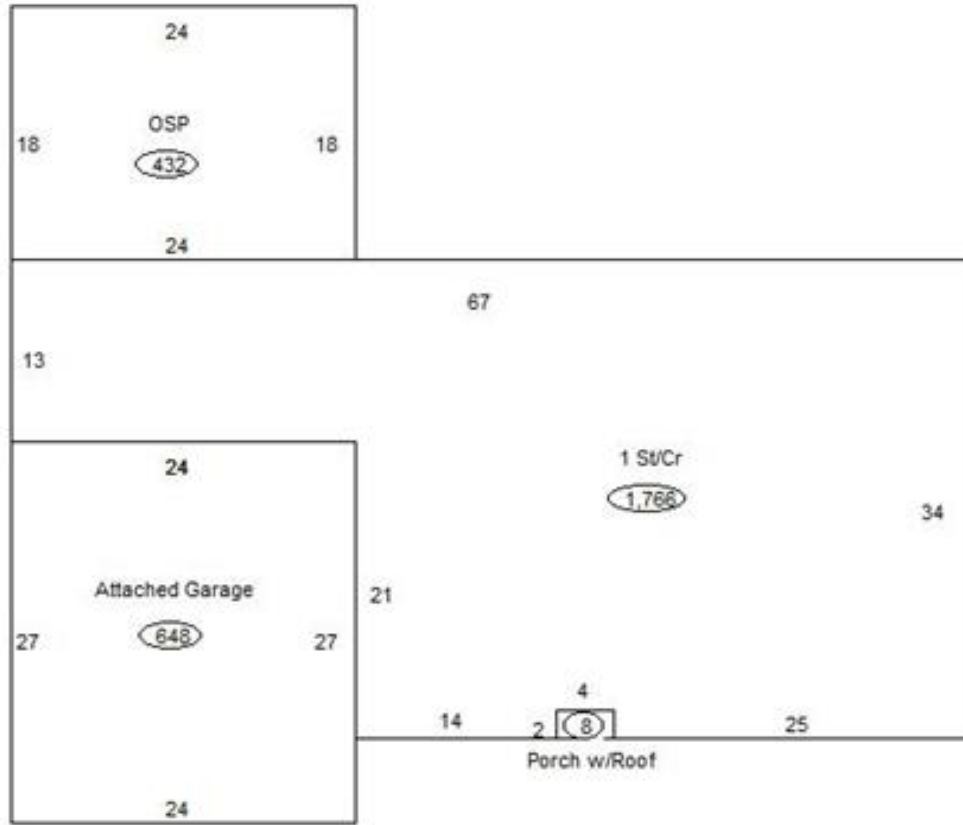


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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	1,766	1.000	1,766
2	G	1		13	Attached Garage	648	1.000	648
3	M	PRCH		13	SLBC	8	1.000	8
4	M	PATO		13	Open Slab	432	1.000	432
Total Building Area						1,766		1,766



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	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)				