




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 03:23:27
Page 1

Assessment Data					Primary Image									
Account	660003036													
Parcel ID	000000-00-0-10365-002-0009													
Cadastral ID	04-21-16-00260													
Property Type	REAL - Real Property													
Property Class	URP	VI Area	1											
Tax Area	17 - CLAREMORE OT													
Name ID	298570													
STOKES, GWEN A														
1414 N DOROTHY ST CLAREMORE OK 74017-0000														
Parcel Location														
Situs	01414 N DOROTHY AVE													
Subdivision	PATTERSON HEIGHTS													
Lot/Block	0009 / 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: 36.32269668 -95.59868265														
S 25' OF LOT 8 AND ALL LOT 9 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 colspan="5"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount										
Exemptions														
Code	Type	Active	Maximum	Exemption										
H	Homestead	Yes	1,000	1,000										
Sale History														
Bk/Pg	Grantor	Date	Price	Code										
1970/152	SCHRODER, RICHARD S	07/30/2008	105,000	YES										
1796/766	PEASTER, HOWARD O TRUSTEE	08/04/2006	100,000	YES										
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax						
Remove Cap	2009	Land Value	69,922	48,549	11%	5,340	Assessed	12,609	1,165.45					
Year Frozen	2017	Improvements	95,171	66,081		7,269	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-92.00					
TIF Project ID	0	Total Value	165,093	114,630		12,609	Total Taxable	11,609	1,073.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660003036	STOKES, GWEN A	17	164,211	1000	11,609	1,073.00							
2024	2024-660003036	STOKES, GWEN A	17	181,922	1000	11,609	1,073.00							
2023	2023-660003036	STOKES, GWEN A	17	138,015	1000	11,609	1,063.00							
2022	2022-660003036	STOKES, GWEN A	17	121,380	1000	11,610	1,075.00							
2021	2021-660003036	STOKES, GWEN A &	17	117,458	1000	11,610	1,025.00							
2020	2020-660003036	STOKES, GWEN A &	17	115,799	1000	11,610	1,063.00							
2019	2019-660003036	STOKES, GWEN A &	17	114,630	1000	11,609	1,075.00							
2018	2018-660003036	STOKES, GWEN A &	17	120,539	1000	12,162	1,124.00							
2017	2017-660003036	STOKES, GWEN A &	17	119,654	1000	12,162	1,117.00							
2016	2016-660003036	STOKES, GWEN A &	17	116,967	1000	11,866	1,114.00							
2015	2015-660003036	STOKES, GWEN A &	17	117,640	1000	11,818	1,066.00							
2014	2014-660003036	STOKES, GWEN A &	17	118,480	1000	11,445	1,061.00							
2013	2013-660003036	STOKES, GWEN A &	17	114,115	1000	11,082	1,014.00							



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 03:23:28
Page 2

Lot Data	Square-Foot - NBHD 1172 #1	Primary Image
Lot Size Lot Count 1 Units Buildable 1 Non-Ag Acres 0.3268 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 14,233.00 x 4.91 = 69,922 Factor Value Adjustments 1.0000 Lot Value 69,922		<p>\\tsclient\T\TOMMY DUNLAP\New folder (165)\IMG_0004.JPG 4/5/2023</p>

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	R3 Res Nbhd 3
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,384 / 1,384
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	7 /
Bed/F/H Bath	2 / 1.5 /
Basement Area	
Garage Type	560 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1961 / 49

Cost Approach				Manual : 01/2025			
Base Cost	104.29	Total Misc Impr	+ 24,174	Roofing Adj	+ 4.41	Garage Cost	+ 14,986
Subfloor Adj	+ 1.15	Total RCN	= 216,298	Heat/Cool Adj	+ 11.47	Depreciation (56%)	- 121,127
Plumbing Adj	+ 6.67	Lump Sums	+ 0	Basement Adj	+ 0.00	RCNLD	= 95,171
Adj Base Cost	= 127.99	Lot Value	+ 69,922	Total Area	x 1,384	Indicated Value	= 165,093
		Value Per SqFt	119.29	Adjusted Cost	= 177,138		

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1 Test		
Adusted R	0.8445		
Indicated Value	145,196	104.91	Per SqFt

Direct Comparables			
Selection Model	A Adam Test		
Adjustment Model	1 2022 Residential		
Comparables	7		
Indicated Value	177,620		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	95,171		
Lot Value	69,922		
Indicated Value	165,093	119.29	Per SqFt
Agland Value			
Site Improvements			
Total Value	165,093	119.29	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
EPSW	ENCLOSED PORCH - SOLID WALL	7672	25x14		350	60.88		21,308
PRCH	SLAB PORCH - COVERED	7673	20x6		120	23.88		2,866



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 03:23:28
 Page 3

Sketch Image

660003036



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	1,384	1.000	1,384
2	G	1		13	Attached Garage	560	1.000	560
3	M	EPSW		13	EPSW	350	1.000	350
4	M	PRCH		13	SLBC	120	1.000	120
Total Building Area						1,384		1,384