




# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Time 14:54:43  
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Assessment Data					Primary Image									
Account	660003038													
Parcel ID	000000-00-0-10365-002-0011													
Cadastral ID	04-21-16-00280													
Property Type	REAL - Real Property													
Property Class	URP	VI Area	1											
Tax Area	17 - CLAREMORE OT													
Name ID	328805													
PICKENS, RANDALL E & ALICE A														
1406 N DOROTHY AVE CLAREMORE OK 74017-0000														
Parcel Location														
Situs	01406 N DOROTHY AVE													
Subdivision	PATTERSON HEIGHTS													
Lot/Block	0011 / 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: 36.32223726 -95.59861961														
Building Permits														
LOT 11 BLOCK 2 PATTERSON HEIGHTS														
<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	/	LYONS, JOHN TYLER	09/06/2019	127,000	YES					
					1990/6	KELLEY, THOMAS W & WILMA J	11/12/2008	127,000	YES					
					1898/935	SEYBERT, TRILBIE LEE	07/16/2007	43,000	YES					
					828/868			60,000	No					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax						
Remove Cap	2020	Land Value	56,516	46,076	11%	5,068	Assessed	14,235	1,315.74					
Year Frozen	2021	Improvements	102,218	83,336		9,167	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-93.00					
TIF Project ID	0	Total Value	158,734	129,412		14,235	Total Taxable	13,235	1,223.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660003038	PICKENS, RANDALL E &	17	159,473	1000	13,235	1,223.00							
2024	2024-660003038	PICKENS, RANDALL E &	17	131,671	1000	13,236	1,223.00							
2023	2023-660003038	PICKENS, RANDALL E &	17	138,922	1000	13,235	1,212.00							
2022	2022-660003038	PICKENS, RANDALL E &	17	125,643	1000	12,821	1,187.00							
2021	2021-660003038	PICKENS, RANDALL E &	17	133,366	1000	13,670	1,207.00							
2020	2020-660003038	PICKENS, RANDALL E &	17	131,418	0	14,456	1,324.00							
2019	2019-660003038	PICKENS, RANDALL E &	17	117,628	0	12,939	1,198.00							
2018	2018-660003038	LYONS, JOHN TYLER	17	125,803	0	13,838	1,279.00							
2017	2017-660003038	LYONS, JOHN TYLER	17	124,882	0	13,737	1,262.00							
2016	2016-660003038	LYONS, JOHN TYLER	17	122,020	0	13,422	1,260.00							
2015	2015-660003038	LYONS, JOHN TYLER	17	127,523	0	14,028	1,265.00							
2014	2014-660003038	LYONS, JOHN TYLER	17	130,978	0	14,408	1,336.00							
2013	2013-660003038	LYONS, JOHN TYLER	17	126,466	0	13,880	1,270.00							




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Lot Data	Square-Foot - NBHD 1172 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> 1 <b>Units Buildable</b> 1 <b>Non-Ag Acres</b> 0.2519 <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> 10,974.00 x 5.15 = 56,516 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 56,516		 <p>\\tsclient\T\TOMMY DUNLAP\New folder (165)\IMG_0008.JPG 4/6/2023</p>

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	2.5 - Fair
<b>Architecture</b>	
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	50% Frame, Siding, Wood 50% Veneer, Masonry
<b>Base/Total Area</b>	1,534 / 1,534
<b>Style</b>	100% One Story
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	0
<b>Fixture/RghIn</b>	11 /
<b>Bed/F/H Bath</b>	4 / 2.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	288 Attached Garage - Unfinished
<b>Remodel</b>	RMA -
<b>Year/Eff Age</b>	1960 / 43

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	99.55	<b>Total Misc Impr</b>	+ 3,740	<b>Roofing Adj</b>	+ 4.39	<b>Garage Cost</b>	+ 9,288
<b>Subfloor Adj</b>	+ 1.15	<b>Total RCN</b>	= 205,898	<b>Heat/Cool Adj</b>	+ 11.47	<b>Depreciation ( 51%)</b>	- 105,008
<b>Plumbing Adj</b>	+ 9.17	<b>Lump Sums</b>	+ 1,328	<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 102,218
<b>Adj Base Cost</b>	= 125.73	<b>Lot Value</b>	+ 56,516	<b>Total Area</b>	x 1,534	<b>Indicated Value</b>	= 158,734
		<b>Value Per SqFt</b>	103.48	<b>Adjusted Cost</b>	= 192,870		

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>	129,294	84.29	Per SqFt

Direct Comparables			
<b>Selection Model</b>	A	Adam Test	
<b>Adjustment Model</b>	1	2022 Residential	
<b>Comparables</b>	2		
<b>Indicated Value</b>	158,050		Per SqFt

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	102,218		
<b>Lot Value</b>	56,516		
<b>Indicated Value</b>	158,734	103.48	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>			
<b>Total Value</b>	158,734	103.48	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	7678	14x6		84	24.00		2,016
WODO	WOOD DECK - OPEN	7679	14x10		140	23.72	60%	1,328
PATO	SLAB PORCH - OPEN	144890	14x12		168	10.26		1,724



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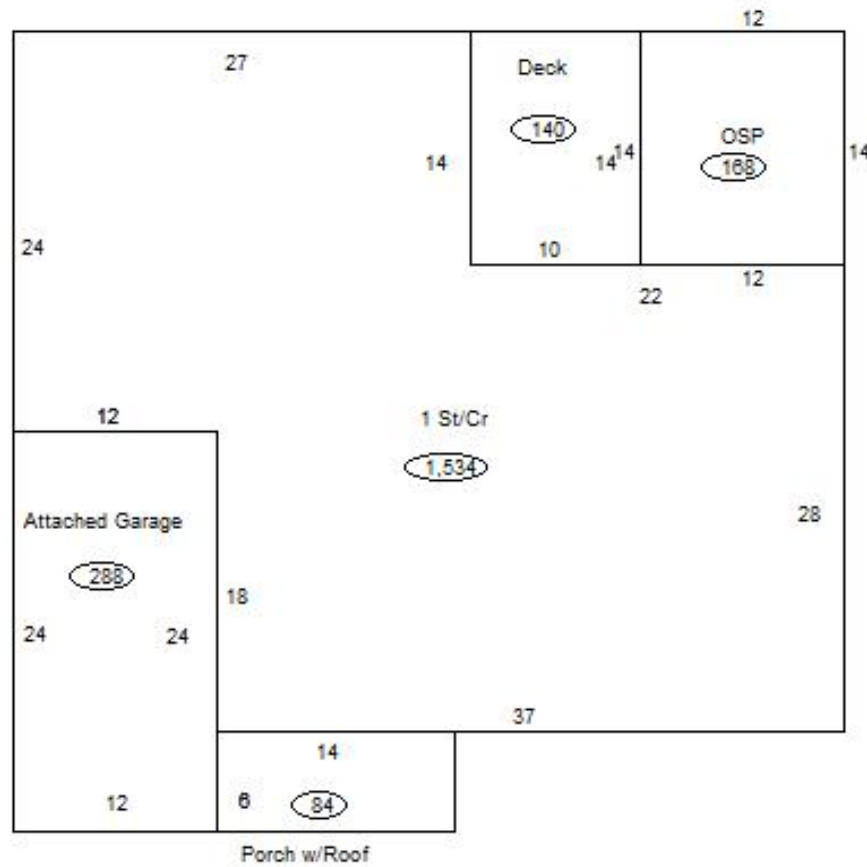
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### Sketch Image

660003038



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	1,534	1.000	1,534
2	M	PRCH		13	SLBC	84	1.000	84
3	M	WODO		13	WODO	140	1.000	140
4	G	1		13	Attached Garage	288	1.000	288
5	M	PATO		13	Open Slab	168	1.000	168
<b>Total Building Area</b>						1,534		1,534