



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 660003040 Parcel ID 000000-00-0-10365-003-0001 Cadastral ID 04-21-16-00300 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 326163 BOEHM, MARVIN III & JACQUELYN 1421 N DOROTHY AVE CLAREMORE OK 74017-3118 Parcel Location Situs 01421 N DOROTHY AVE Subdivision PATTERSON HEIGHTS Lot/Block 0001 / 0003 Parcel Size 1 - Lots Sec/Twn/Rng 4 / 21 / 16 / 5 Neighborhood 1172 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS					<p>\\tsclient\T\TOMMY DUNLAP\New folder (165)\IMG_0016.JPG 4/6/2023</p>														
Legal Description Lat/Long: 36.32326289 -95.59927941																			
LOT 1 BLOCK 3 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					Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
H	Homestead	No	1,000		/	KENDRICK, ROBERT D & MARSHA	10/30/2018	140,000	YES										
H	Homestead	No	1,000		2417/44	REEVES, BARBARA &	07/31/2014	119,000	YES										
					1993/418	MILLER, JOHN L &	12/03/2008	101,500	YES										
					1071/712	CRIDER, JUANITA M	07/03/1997	77,500	No										
					856/681			0	No										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax										
Remove Cap	2019	Land Value	69,620	69,620	11%	7,658	Assessed	18,238	1,685.74										
Year Frozen	2010	Improvements	96,183	96,183		10,580	Penalty	0											
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00										
TIF Project ID	0	Total Value	165,803	165,803		18,238	Total Taxable	18,238	1,686.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660003040	BOEHM, MARVIN III &			17	163,079	0	17,938	1,658.00										
2024	2024-660003040	BOEHM, MARVIN III &			17	180,067	0	17,408	1,609.00										
2023	2023-660003040	BOEHM, MARVIN III &			17	156,481	0	16,580	1,519.00										
2022	2022-660003040	BOEHM, MARVIN III &			17	143,546	0	15,790	1,462.00										
2021	2021-660003040	BOEHM, MARVIN III &			17	153,442	0	16,879	1,490.00										
2020	2020-660003040	BOEHM, MARVIN III &			17	151,109	0	16,622	1,522.00										
2019	2019-660003040	BOEHM, MARVIN III &			17	145,715	0	16,029	1,485.00										
2018	2018-660003040	KENDRICK, ROBERT D & MARSHA			17	129,650	1000	13,262	1,225.00										
2017	2017-660003040	KENDRICK, ROBERT D & MARSHA			17	128,696	1000	13,157	1,208.00										
2016	2016-660003040	KENDRICK, ROBERT D & MARSHA			17	125,671	1000	12,824	1,204.00										
2015	2015-660003040	KENDRICK, ROBERT D & MARSHA			17	122,190	1000	12,441	1,122.00										
2014	2014-660003040	KENDRICK, ROBERT D & MARSHA			17	117,931	1000	10,888	1,010.00										
2013	2013-660003040	REEVES, BARBARA &			17	114,010	1000	10,888	996.00										



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Lot Data		Square-Foot - NBHD 1172 #1	
Lot Size			
Lot Count	1		
Units Buildable	1		
Non-Ag Acres	0.3239		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	14,108.00 x 4.93 = 69,620		
Factor Value			
Adjustments	1.0000		
Lot Value	69,620		



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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	1,671 / 1,671
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	3 / 1.5 /
Basement Area	
Garage Type	462 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1958 / 51

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	151,675	90.77	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	203,050		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	102.04	Total Misc Impr	+	8,019			
Roofing Adj	+ 4.33	Garage Cost	+	12,931			
Subfloor Adj	+ 1.15	Total RCN	=	229,006			
Heat/Cool Adj	+ 11.47	Depreciation (58%)	-	132,823			
Plumbing Adj	+ 5.52	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	96,183			
Adj Base Cost	= 124.51	Lot Value	+	69,620			
Total Area	x 1,671	Indicated Value	=	165,803			
Adjusted Cost	= 208,056	Value Per SqFt		99.22			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	96,183		
Lot Value	69,620		
Indicated Value	165,803	99.22	Per SqFt
Agland Value			
Site Improvements			
Total Value	165,803	99.22	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	5,095.98		5,096
PRCH	SLAB PORCH - COVERED	7688	23x5		115	23.90		2,749
PATO	SLAB PORCH - OPEN	7689	4x4		16	10.86		174



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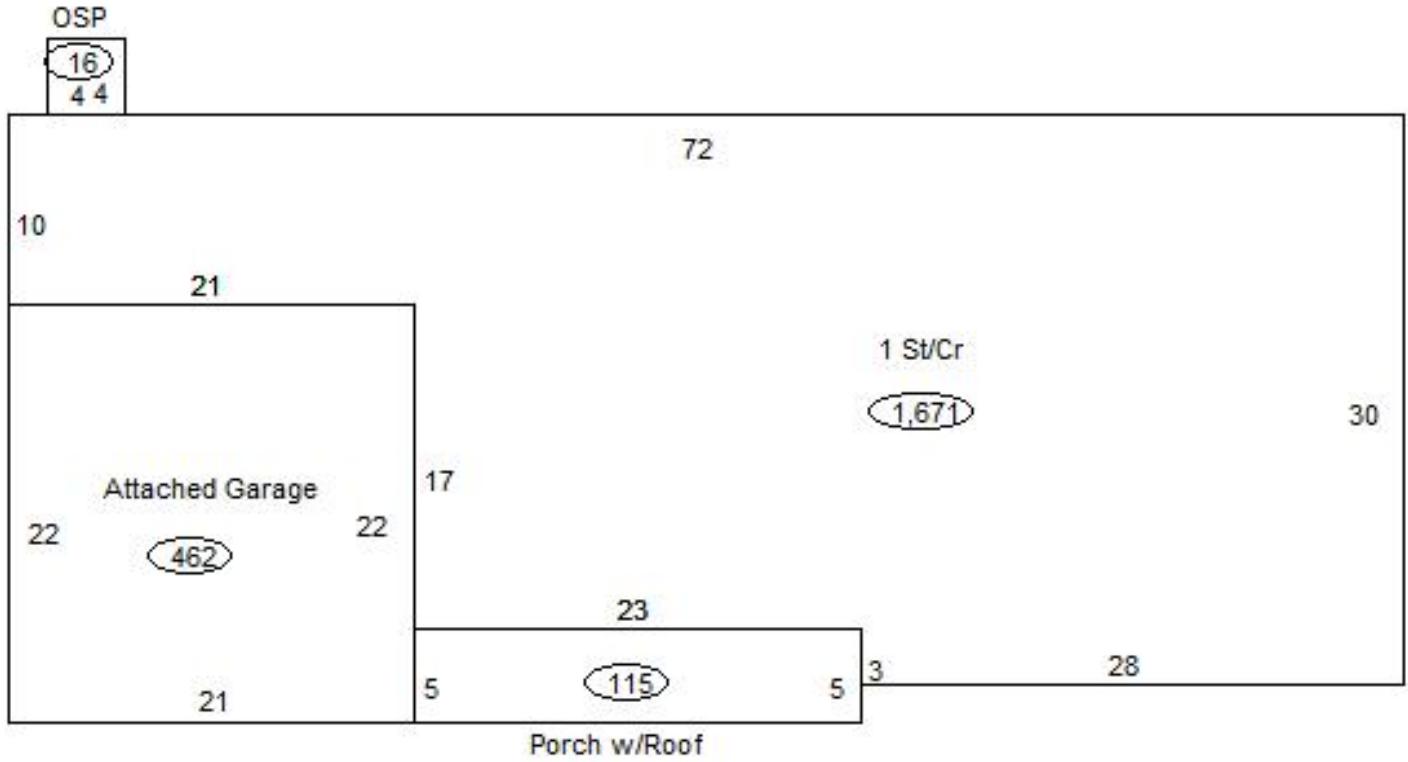
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	1,671	1.000	1,671
2	G	1		13	Attached Garage	462	1.000	462
3	M	PRCH		13	SLBC	115	1.000	115
4	M	PATO		13	Open Slab	16	1.000	16
Total Building Area						1,671		1,671



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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)				
	STF	STG FAIR	0x0x0			
	Qual		Cond	Year	Eff Age	
		Valuation Summary	Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
		Base Cost (4.68 x)				