



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 660003042 Parcel ID 000000-00-0-10365-003-0003 Cadastral ID 04-21-16-00320 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 342810 KETCHUM, VICKIE 1418 N LOUISVILLE AVE CLAREMORE OK 74017-0000 Parcel Location Situs 01418 N LOUISVILLE AVE Subdivision PATTERSON HEIGHTS Lot/Block 0003 / 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_0021.JPG 4/6/2023</p>														
Legal Description Lot/Long: 36.32330173 -95.60005856																			
LOT 3 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	Yes	1,000	1,000	/	SHAFER, VAUGHN & SONYA JO &	10/03/2023	0	4										
					2105/398	ANDERSON, ALON BRUCE &	05/24/2010	132,000	YES										
					967/58	SIMS, LOUISE	09/01/1994	71,000	Yes										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax										
Remove Cap	2011	Land Value	67,232	43,774	11%	4,815	Assessed	15,531	1,435.53										
Year Frozen	2011	Improvements	117,030	97,417		10,716	Penalty	0											
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-93.00										
TIF Project ID	0	Total Value	184,262	141,191		15,531	Total Taxable	14,531	1,343.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660003042	KETCHUM, VICKIE			17	182,803	0	15,079	1,394.00										
2024	2024-660003042	KETCHUM, VICKIE			17	187,166	0	14,360	1,327.00										
2023	2023-660003042	SHAFER, VAUGHN & SONYA JO &			17	147,270	1000	12,677	1,161.00										
2022	2022-660003042	SHAFER, VAUGHN & SONYA JO &			17	127,722	1000	12,677	1,174.00										
2021	2021-660003042	SHAFER, VAUGHN & SONYA JO &			17	128,273	1000	12,677	1,119.00										
2020	2020-660003042	SHAFER, VAUGHN & SONYA JO &			17	130,102	1000	12,677	1,161.00										
2019	2019-660003042	SHAFER, VAUGHN & SONYA JO &			17	124,336	1000	12,677	1,174.00										
2018	2018-660003042	SHAFER, VAUGHN & SONYA JO &			17	139,073	1000	13,630	1,259.00										
2017	2017-660003042	SHAFER, VAUGHN &			17	138,009	1000	13,630	1,252.00										
2016	2016-660003042	SHAFER, VAUGHN &			17	134,708	1000	13,630	1,279.00										
2015	2015-660003042	SHAFER, VAUGHN &			17	135,793	1000	13,630	1,229.00										
2014	2014-660003042	SHAFER, VAUGHN &			17	140,154	1000	13,630	1,264.00										
2013	2013-660003042	SHAFER, VAUGHN &			17	135,594	1000	13,630	1,247.00										




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Lot Data	Square-Foot - NBHD 1172 #1	Primary Image
Lot Size Lot Count 1 Units Buildable 12750 Non-Ag Acres 0.3011 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 13,117.00 x 5.13 = 67,232 Factor Value Adjustments 1.0000 Lot Value 67,232		 <p>\\tsclient\T\TOMMY DUNLAP\New folder (165)\IMG_0021.JPG 4/6/2023</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	2,247 / 2,247
Style	100% One Story
HVAC	100% Forced Air Furnace
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.5 /
Basement Area	
Garage Type	350 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1960 / 50

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	178,574	79.47	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	239,880		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	98.19	Total Misc Impr	+ 6,160				
Roofing Adj	+ 4.16	Garage Cost	+ 10,609				
Subfloor Adj	+ 1.09	Total RCN	= 272,163				
Heat/Cool Adj	+ 5.57	Depreciation (57%)	- 155,133				
Plumbing Adj	+ 4.65	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 117,030				
Adj Base Cost	= 113.66	Lot Value	+ 67,232				
Total Area	x 2,247	Indicated Value	= 184,262				
Adjusted Cost	= 255,394	Value Per SqFt	82.00				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	117,030		
Lot Value	67,232		
Indicated Value	184,262	82.00	Per SqFt
Agland Value			
Site Improvements			
Total Value	184,262	82.00	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	7695	17x13		221	23.50		5,194
PRCH	SLAB PORCH - COVERED	7696	8x5		40	24.14		966



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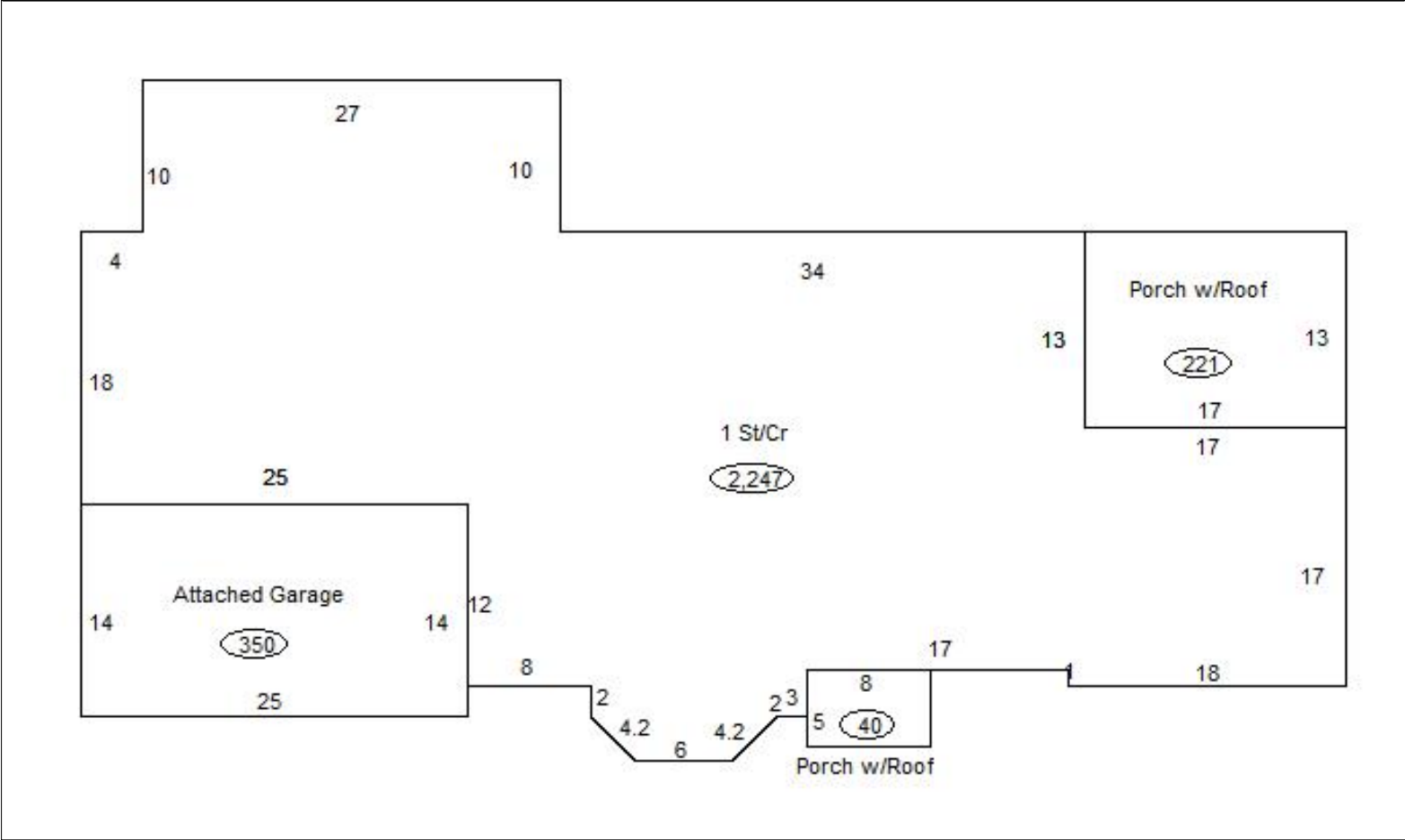
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Sketch Image

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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	2,247	1.000	2,247
2	G	1		13	Attached Garage	350	1.000	350
3	M	PRCH		13	SLBC	221	1.000	221
4	M	PRCH		13	SLBC	40	1.000	40
Total Building Area						2,247		2,247



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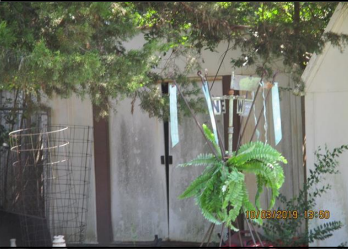

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Outbuildings/Site Improvements

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	2	Cond	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
	Base Cost (4.68 x)					