




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	660003044				 <p>\\tsclient\T\TOMMY DUNLAP\New folder (165)\IMG_0024.JPG 4/5/2023</p>									
Parcel ID	000000-00-0-10365-003-0005													
Cadastral ID	04-21-16-00340													
Property Type	REAL - Real Property													
Property Class	URP	VI Area	1											
Tax Area	17 - CLAREMORE OT													
Name ID	278632													
GARDNER, ROY & MARTHA C														
CO TRUSTEES														
1410 N LOUISVILLE														
CLAREMORE OK 74017-0000														
Parcel Location														
Situs	01410 LOUISVILLE													
Subdivision	PATTERSON HEIGHTS													
Lot/Block	0005 / 0003	Parcel Size	1 - Lots											
Sec/Twn/Rng	4 / 21 / 16 / 5													
Neighborhood	1172 - R-V01-SW CLAREMORE													
School District	S001 - CLAREMORE SCHOOLS													
Legal Description														
Lot/Long: 36.32269465 -95.59982377														
LOT 5 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														
Code	Type	Active	Maximum	Exemption										
H	Homestead	Yes	1,000	1,000										
Sale History														
Bk/Pg	Grantor	Date	Price	Code										
1347/403	MARSHALL, R LARRY &	01/07/2002	142,500	YES										
1266/511	MARSHALL, RUBY	01/19/2001	60,000	No										
823/514			0	No										
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax						
Remove Cap	2002	Land Value	69,931	50,969	11%	5,607	Assessed	22,477 2,077.55						
Year Frozen	0	Improvements	153,371	153,371		16,870	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -93.00						
TIF Project ID	0	Total Value	223,302	204,340		22,477	Total Taxable	21,477 1,985.00						
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660003044	GARDNER, ROY & MARTHA C	17	219,090	1000	20,822	1,925.00							
2024	2024-660003044	GARDNER, ROY & MARTHA C	17	217,964	1000	20,187	1,866.00							
2023	2023-660003044	GARDNER, ROY & MARTHA C	17	196,450	1000	19,571	1,793.00							
2022	2022-660003044	GARDNER, ROY & MARTHA C	17	181,555	1000	18,971	1,756.00							
2021	2021-660003044	GARDNER, ROY & MARTHA C	17	191,824	1000	20,101	1,775.00							
2020	2020-660003044	GARDNER, ROY & MARTHA C	17	188,793	1000	19,767	1,810.00							
2019	2019-660003044	GARDNER, ROY & MARTHA C	17	183,352	1000	19,169	1,775.00							
2018	2018-660003044	GARDNER, ROY & MARTHA C	17	186,978	1000	19,568	1,808.00							
2017	2017-660003044	GARDNER, ROY & MARTHA C	17	185,475	1000	19,002	1,745.00							
2016	2016-660003044	GARDNER, ROY & MARTHA C	17	180,667	1000	18,420	1,729.00							
2015	2015-660003044	GARDNER, ROY & MARTHA C	17	174,832	1000	17,854	1,610.00							
2014	2014-660003044	GARDNER, ROY & MARTHA C	17	180,065	1000	17,305	1,605.00							
2013	2013-660003044	GARDNER, ROY & MARTHA C	17	170,294	1000	16,772	1,535.00							




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Lot Data	Square-Foot - NBHD 1172 #1	Primary Image
Lot Size Lot Count 1 Units Buildable 12750 Non-Ag Acres 0.3268 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 14,237.00 x 4.91 = 69,931 Factor Value Adjustments 1.0000 Lot Value 69,931		 <p>\\tsclient\T\TOMMY DUNLAP\New folder (165)\IMG_0024.JPG 4/5/2023</p>

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	R3 Res Nbhd 3
Style	100% One Story
Exterior Wall	100% Veneer, Stone
Base/Total Area	2,404 / 2,404
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	5 Wood or Shake Shingle
Area on Slab	0
Fixture/RghIn	10 /
Bed/F/H Bath	4 / 2.5 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1956 / 53

Cost Approach				Manual : 01/2025			
Base Cost	114.63	Total Misc Impr	+ 13,499				
Roofing Adj	+ 5.81	Garage Cost	+ 0				
Subfloor Adj	+ 0.00	Total RCN	= 354,026				
Heat/Cool Adj	+ 14.47	Depreciation (57%)	- 201,795				
Plumbing Adj	+ 6.74	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 152,231				
Adj Base Cost	= 141.65	Lot Value	+ 69,931				
Total Area	x 2,404	Indicated Value	= 222,162				
Adjusted Cost	= 340,527	Value Per SqFt	92.41				

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	213,933	88.99	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	217,990		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	152,231		
Lot Value	69,931		
Indicated Value	222,162	92.41	Per SqFt
Agland Value			
Site Improvements	1,140		
Total Value	223,302	92.89	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	6,429.63		6,430
PRCH	SLAB PORCH - COVERED	7702	8x5		40	29.40		1,176
PATO	SLAB PORCH - OPEN	7703	22x18		396	9.70		3,841
PRCH	SLAB PORCH - COVERED	7704	14x5		70	29.31		2,052



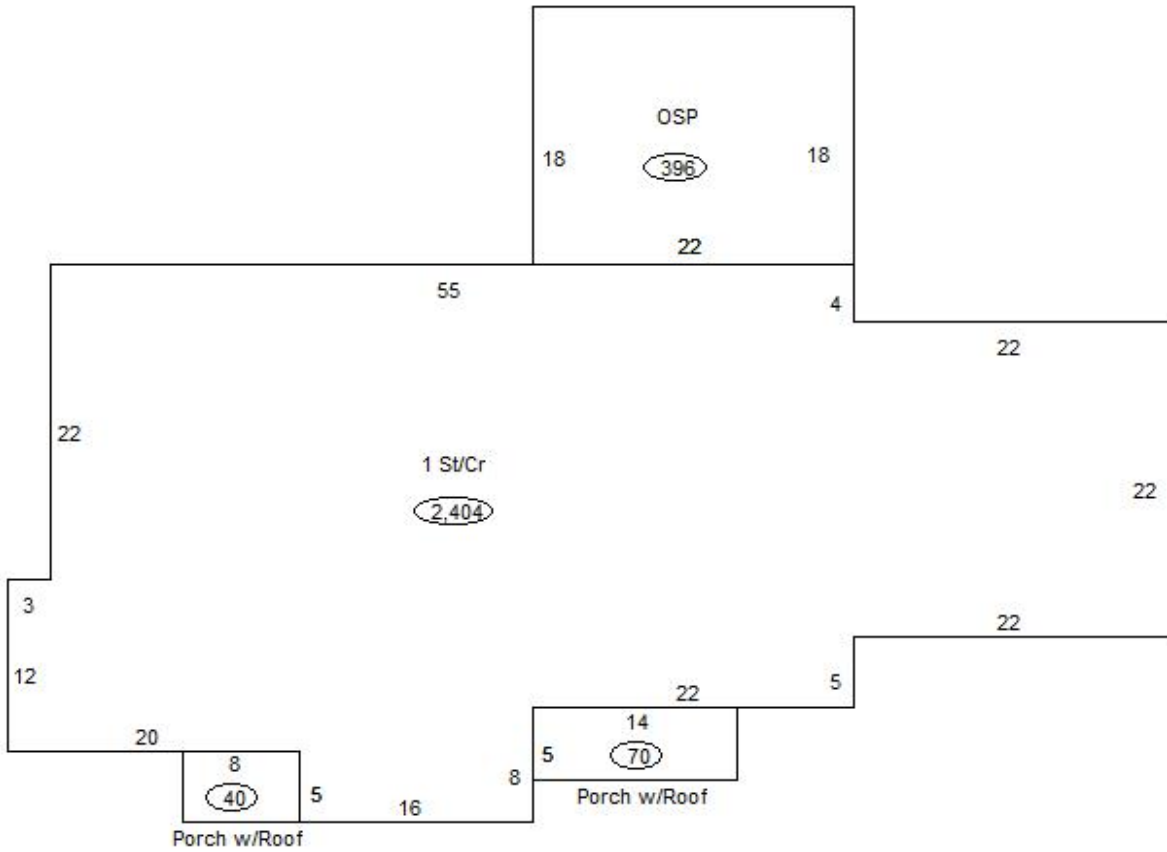
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Sketch Image

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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	2,404	1.000	2,404
2	M	PRCH		13	SLBC	40	1.000	40
3	M	PATO		13	Open Slab	396	1.000	396
4	M	PRCH		13	SLBC	70	1.000	70
Total Building Area						2,404		2,404



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	CPF	Carport Flat Roof Cf	20x10x0			200	
	Qual	Cond	Year	2019	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (5% Phys/ % Func)	RCNLD	
		Base Cost (6.00 x 200)	1,200		1,200	60	1,140
	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)					