



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 660003047 Parcel ID 000000-00-0-10365-003-0008 Cadastral ID 04-21-16-00370 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 343624 RATCLIFF, FLOYD 1401 N DOROTHY AVE CLAREMORE OK 74017-0000 Parcel Location Situs 01401 N DOROTHY AVE Subdivision PATTERSON HEIGHTS Lot/Block 0008 / 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_0029.JPG 4/5/2023</p>														
Legal Description Lat/Long: 36.32208372 -95.59942964																			
LOT 8 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>R20</td> <td>R21- RMA PER VISUAL</td> <td>12/2020</td> <td>01/2021</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R20	R21- RMA PER VISUAL	12/2020	01/2021	
Number	Description	Opened	Closed	Amount															
R20	R21- RMA PER VISUAL	12/2020	01/2021																
Exemptions					Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
					/	WEBBER, LEANNA KIM	01/30/2024	220,000	YES										
					/	PENICK, DOLORES &	08/27/2020	150,000	YES										
					/	TABOR, JOHN O & WINIFRED B	08/30/2018	103,000	YES										
					936/811	TABOR, IRENE &	11/18/1993	0	No										
					800/848			0	No										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax										
Remove Cap	2025	Land Value	94,494	94,494	11%	10,394	Assessed	24,277	2,243.92										
Year Frozen	2007	Improvements	126,212	126,212		13,883	Penalty	0											
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00										
TIF Project ID	0	Total Value	220,706	220,706		24,277	Total Taxable	24,277	2,244.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660003047	RATCLIFF, FLOYD			17	220,000	0	24,199	2,237.00										
2024	2024-660003047	RATCLIFF, FLOYD			17	197,141	0	19,316	1,785.00										
2023	2023-660003047	WEBBER, LEANNA KIM			17	168,905	0	18,396	1,685.00										
2022	2022-660003047	WEBBER, LEANNA KIM			17	159,273	0	17,520	1,622.00										
2021	2021-660003047	WEBBER, LEANNA KIM			17	154,210	0	16,963	1,498.00										
2020	2020-660003047	WEBBER, LEANNA KIM			17	105,455	0	11,600	1,062.00										
2019	2019-660003047	PENICK, DOLORES &			17	103,560	0	11,392	1,055.00										
2018	2018-660003047	PENICK, DOLORES &			17	100,413	2000	6,720	621.00										
2017	2017-660003047	TABOR, JOHN O & WINIFRED B			17	99,731	2000	6,720	617.00										
2016	2016-660003047	TABOR, JOHN O & WINIFRED B			17	97,601	2000	6,720	631.00										
2015	2015-660003047	TABOR, JOHN O & WINIFRED B			17	99,545	1000	7,720	696.00										
2014	2014-660003047	TABOR, JOHN O & WINIFRED B			17	100,215	1000	7,720	716.00										
2013	2013-660003047	TABOR, JOHN O & WINIFRED B			17	97,500	1000	7,720	706.00										



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Lot Data	Square-Foot - NBHD 1172 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	12750	
Non-Ag Acres	0.2356	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	10,261.00 x 5.15 = 52,844	
Factor Value		
Adjustments	1.7882	
Lot Value	94,494	

Residential Data	
Type	1 Single Family Residence
Condition	3.5 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	15% Veneer, Masonry 85% Frame, Siding, Wood
Base/Total Area	1,441 / 1,441
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	4 /
Bed/F/H Bath	3 / 1.0 /
Basement Area	
Garage Type	504 Attached Garage - Unfinished
Remodel	RMA -
Year/Eff Age	1959 / 28

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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	142,732	99.05	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	1		
Indicated Value	106,800		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	125,583		
Lot Value	94,494		
Indicated Value	220,077	152.73	Per SqFt
Agland Value			
Site Improvements	629		
Total Value	220,706	153.16	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	98.04	Total Misc Impr	+	17,222			
Roofing Adj	+ 4.46	Garage Cost	+	13,810			
Subfloor Adj	+ 1.19	Total RCN	=	202,554			
Heat/Cool Adj	+ 11.47	Depreciation (38%)	-	76,971			
Plumbing Adj	+ 3.87	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	125,583			
Adj Base Cost	= 119.03	Lot Value	+	94,494			
Total Area	x 1,441	Indicated Value	=	220,077			
Adjusted Cost	= 171,522	Value Per SqFt		152.73			

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
PATO	SLAB PORCH - OPEN	7716	20x12		240	9.35		2,244
PRCH	SLAB PORCH - COVERED	7717	14x7		98	23.96		2,348
EPSW	ENCLOSED PORCH - SOLID WALL	144905	12x10		120	62.78		7,534



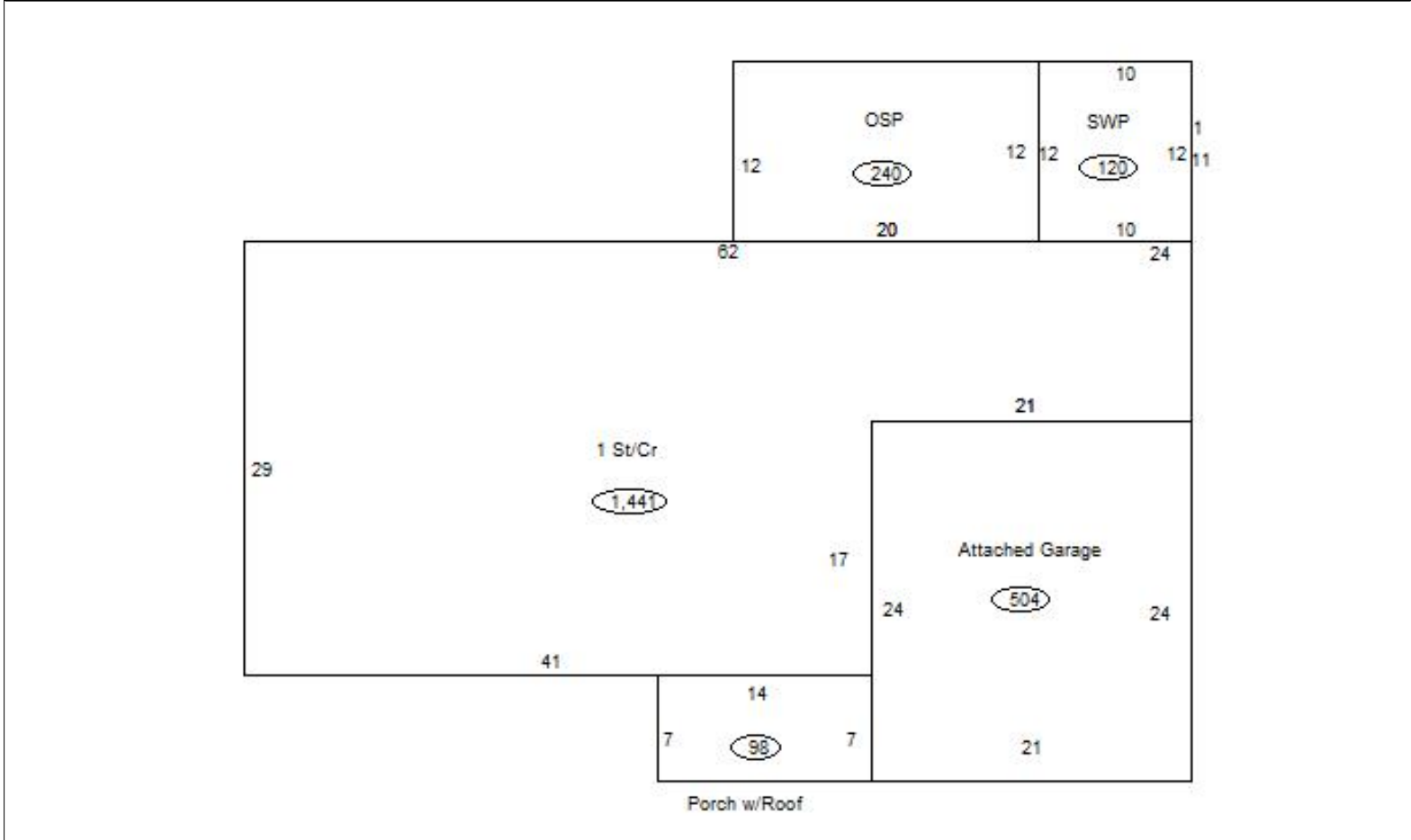
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Sketch Image

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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	1,441	1.000	1,441
2	G	1		13	Attached Garage	504	1.000	504
3	M	PATO		13	Open Slab	240	1.000	240
4	M	PRCH		13	SLBC	98	1.000	98
5	M	EPSW		13	EPSW	120	1.000	120
Total Building Area						1,441		1,441



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	0x0x0			192
	Qual	2	Cond 3	Year	Eff Age	
Valuation Summary		Modifier Total	RCN	Depr (30% Phys/ % Func)		RCNLD
Base Cost (4.68 x 192)		899		899	270	629