



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																	
<b>Account</b> 660003108 <b>Parcel ID</b> 000000-00-0-10435-004-0001 <b>Cadastral ID</b> 04-21-16-02900 <b>Property Type</b> REAL - Real Property <b>Property Class</b> URP VI Area 1 <b>Tax Area</b> 17 - CLAREMORE OT <b>Name ID</b> 324838 PARADOX PROPERTIES LLC  22515 S. DOGWOOD CT CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 01509 N CHOCTAW PL <b>Subdivision</b> STONEGATE <b>Lot/Block</b> 0001 / 0004 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 4 / 21 / 16 / 5 <b>Neighborhood</b> 1172 - R-V01-SW CLAREMORE <b>School District</b> S001 - CLAREMORE SCHOOLS					<p>\\tsclient\T\TOMMY DUNLAP\New folder (166)\IMG_0090.JPG 4/6/2023</p>																																																	
<b>Legal Description</b> Lot/Long: 36.32490001 -95.60161000																																																						
LOT 1 BLOCK 4 STONEGATE					<b>Building Permits</b> <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																																								
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<b>Exemptions</b>					<b>Sale History</b>																																																	
<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>	<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>																																													
H	Homestead	No	1,000		2718/128	LOW, JENNY BROOK MILNER &	06/15/2018	133,000	17																																													
					2386/380	MILNER, ALICE M &	02/25/2014	0	4																																													
					2114/633	MILNER, MAX B	07/13/2010	0	4																																													
<b>Parcel Valuation</b>					<table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>92.430</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>2019</td> <td>Land Value 64,627</td> <td>49,420</td> <td>11%</td> <td>5,436</td> <td>Assessed</td> <td>22,844</td> <td>2,111.47</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements 161,676</td> <td>158,251</td> <td> </td> <td>17,408</td> <td>Penalty</td> <td>0</td> <td> </td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home 0</td> <td>0</td> <td> </td> <td>0</td> <td>Exemption</td> <td>0</td> <td>0.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 226,303</td> <td>207,671</td> <td> </td> <td>22,844</td> <td>Total Taxable</td> <td>22,844</td> <td>2,111.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax	Remove Cap	2019	Land Value 64,627	49,420	11%	5,436	Assessed	22,844	2,111.47	Year Frozen	0	Improvements 161,676	158,251		17,408	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00	TIF Project ID	0	Total Value 226,303	207,671		22,844	Total Taxable	22,844	2,111.00
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<b>Assessment History</b>																																																						
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-660003108	PARADOX PROPERTIES LLC	17	220,895	0	21,756	2,011.00																																															
2024	2024-660003108	PARADOX PROPERTIES LLC	17	225,734	0	20,720	1,915.00																																															
2023	2023-660003108	PARADOX PROPERTIES LLC	17	183,297	0	19,734	1,808.00																																															
2022	2022-660003108	PARADOX PROPERTIES LLC	17	170,853	0	18,794	1,740.00																																															
2021	2021-660003108	PARADOX PROPERTIES LLC	17	180,284	0	18,432	1,628.00																																															
2020	2020-660003108	PARADOX PROPERTIES LLC	17	177,465	0	17,555	1,608.00																																															
2019	2019-660003108	PARADOX PROPERTIES LLC	17	151,989	0	16,719	1,549.00																																															
2018	2018-660003108	PARADOX PROPERTIES LLC	17	158,629	0	17,449	1,612.00																																															
2017	2017-660003108	LOW, JENNY BROOK MILNER &	17	157,379	0	17,312	1,590.00																																															
2016	2016-660003108	LOW, JENNY BROOK MILNER &	17	153,617	0	16,898	1,586.00																																															
2015	2015-660003108	LOW, JENNY BROOK MILNER &	17	152,416	0	16,766	1,512.00																																															
2014	2014-660003108	LOW, JENNY BROOK MILNER &	17	153,577	1000	15,475	1,435.00																																															
2013	2013-660003108	MILNER, ALICE M &	17	148,139	1000	14,995	1,372.00																																															




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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> 15750 <b>Non-Ag Acres</b> 0.2881 <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> 12,549.00 x 5.15 = 64,627 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 64,627		 <p>\\tsclient\T\TOMMY DUNLAP\New folder (166)\IMG_0090.JPG 4/6/2023</p>

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	3 - Average
<b>Architecture</b>	
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	100% Veneer, Masonry
<b>Base/Total Area</b>	2,126 / 2,126
<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>	2,126
<b>Fixture/RghIn</b>	10 /
<b>Bed/F/H Bath</b>	3 / 2.5 /
<b>Basement Area</b>	
<b>Garage Type</b>	536 Attached Garage - Unfinished 2 Stalls
<b>Remodel</b>	
<b>Year/Eff Age</b>	1971 / 41

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	105.98	<b>Total Misc Impr</b>	+ 16,666	<b>Roofing Adj</b>	+ 4.63	<b>Garage Cost</b>	+ 16,830
<b>Subfloor Adj</b>	+ -2.19	<b>Total RCN</b>	= 305,050	<b>Heat/Cool Adj</b>	+ 12.64	<b>Depreciation ( 47%)</b>	- 143,374
<b>Plumbing Adj</b>	+ 6.67	<b>Lump Sums</b>	+ 0	<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 161,676
<b>Adj Base Cost</b>	= 127.73	<b>Lot Value</b>	+ 64,627	<b>Total Area</b>	x 2,126	<b>Indicated Value</b>	= 226,303
		<b>Value Per SqFt</b>	106.45	<b>Adjusted Cost</b>	= 271,554		

GRM Approach	
<b>GRM Code</b>	
<b>Gross Rent</b>	0.00
<b>Indicated Value</b>	

Multiple Regression			
<b>MRA Code</b>	1	<b>Test</b>	
<b>Adusted R</b>	0.8445		
<b>Indicated Value</b>	222,975	104.88	Per SqFt

Direct Comparables			
<b>Selection Model</b>	A	<b>Adam Test</b>	
<b>Adjustment Model</b>	1	<b>2022 Residential</b>	
<b>Comparables</b>	8		
<b>Indicated Value</b>	239,710		Per SqFt

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	161,676		
<b>Lot Value</b>	64,627		
<b>Indicated Value</b>	226,303	106.45	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>			
<b>Total Value</b>	226,303	106.45	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	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	7879	24x18		432	25.58		11,051



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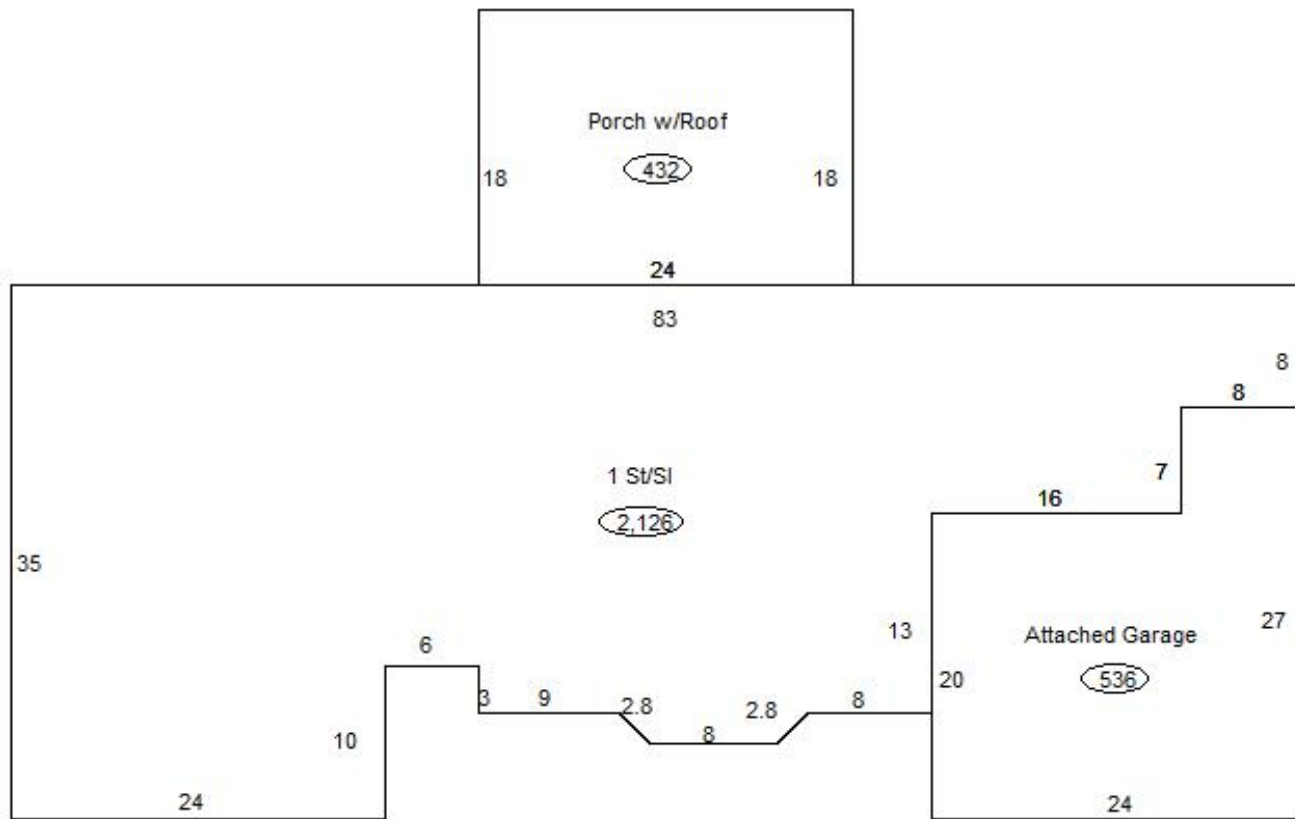
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Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	2,126	1.000	2,126
2	G	1		13	Attached Garage	536	1.000	536
3	M	PRCH		13	SLBC	432	1.000	432
<b>Total Building Area</b>						2,126		2,126



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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	
<b>Valuation Summary</b>			<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (0% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (4.68 x )				