



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 660003109 Parcel ID 000000-00-0-10435-004-0002 Cadastral ID 04-21-16-02910 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 305157 MCGUIRE, MARLETA J TRUSTEE 1507 N CHOCTAW PL CLAREMORE OK 74017-0000 Parcel Location Situs 01507 N CHOCTAW PL Subdivision STONEGATE Lot/Block 0002 / 0004 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 (166)\IMG_0089.JPG 4/6/2023</p>														
Legal Description Lat/Long: 36.32457381 -95.60148735																			
LOT 2 BLOCK 4 STONEGATE					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	2181/641	MCGUIRE, EDWARD &	07/11/2011	0	4										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax										
Remove Cap	0	Land Value	61,893	37,430	11%	4,117	Assessed	16,649	1,538.87										
Year Frozen	0	Improvements	124,209	113,928		12,532	Penalty	0											
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-93.00										
TIF Project ID	0	Total Value	186,102	151,358		16,649	Total Taxable	15,649	1,446.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660003109	MCGUIRE, MARLETA J			17	182,174	1000	15,164	1,402.00										
2024	2024-660003109	MCGUIRE, MARLETA J			17	186,668	1000	14,694	1,358.00										
2023	2023-660003109	MCGUIRE, MARLETA J			17	153,663	1000	14,237	1,304.00										
2022	2022-660003109	MCGUIRE, MARLETA J			17	134,481	1000	13,793	1,277.00										
2021	2021-660003109	MCGUIRE, MARLETA J			17	137,914	1000	14,171	1,251.00										
2020	2020-660003109	MCGUIRE, MARLETA J			17	139,132	1000	14,050	1,287.00										
2019	2019-660003109	MCGUIRE, MARLETA J			17	132,836	1000	13,612	1,261.00										
2018	2018-660003109	MCGUIRE, MARLETA J			17	139,890	1000	14,388	1,329.00										
2017	2017-660003109	MCGUIRE, MARLETA J			17	138,822	1000	14,270	1,311.00										
2016	2016-660003109	MCGUIRE, EDWARD R &			17	135,605	1000	13,917	1,306.00										
2015	2015-660003109	MCGUIRE, EDWARD R &			17	134,605	1000	13,807	1,245.00										
2014	2014-660003109	MCGUIRE, EDWARD R &			17	137,061	1000	13,706	1,271.00										
2013	2013-660003109	MCGUIRE, EDWARD R &			17	131,592	1000	13,277	1,215.00										




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Lot Data	Square-Foot - NBHD 1172 #1	Primary Image
Lot Size		 <p style="text-align: right; color: orange;">04/06/2023</p> <p>\\tsclient\T\TOMMY DUNLAP\New folder (166)\IMG_0089.JPG 4/6/2023</p>
Lot Count	1	
Units Buildable	15750	
Non-Ag Acres	0.2759	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	12,018.00 x 5.15 = 61,893	
Factor Value		
Adjustments	1.0000	
Lot Value	61,893	

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	1,856 / 1,856
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,856
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	460 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1970 / 42

Cost Approach		Manual : 01/2025	
Base Cost	102.31	Total Misc Impr	+ 7,984
Roofing Adj	+ 4.33	Garage Cost	+ 12,889
Subfloor Adj	+ -1.14	Total RCN	= 248,419
Heat/Cool Adj	+ 11.47	Depreciation (50%)	- 124,210
Plumbing Adj	+ 5.63	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 124,209
Adj Base Cost	= 122.60	Lot Value	+ 61,893
Total Area	x 1,856	Indicated Value	= 186,102
Adjusted Cost	= 227,546	Value Per SqFt	100.27

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	172,670	93.03	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	203,210 Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	124,209		
Lot Value	61,893		
Indicated Value	186,102	100.27	Per SqFt
Agland Value			
Site Improvements			
Total Value	186,102	100.27	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	7882		121	121	23.87		2,888



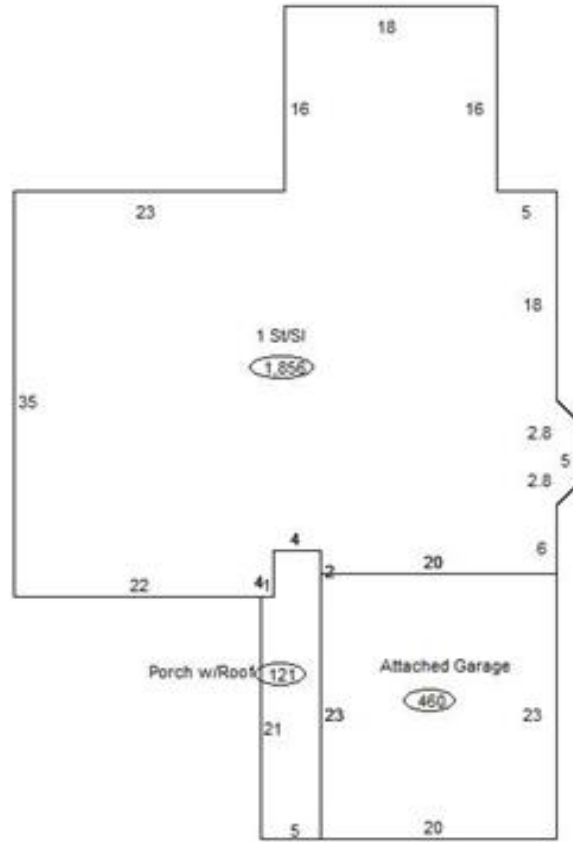
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Sketch Image

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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	1,856	1.000	1,856
2	G	1		13	Attached Garage	460	1.000	460
3	M	PRCH		13	SLBC	121	1.000	121
Total Building Area						1,856		1,856



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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)						