



# 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   | 660003114                  |                 |          |             |               |               |               |             |          |  |  |  |  |  |
| Parcel ID   | 000000-00-0-10435-004-0007 |                 |          |             |               |               |               |             |          |  |  |  |  |  |
| Cadastral ID  | 04-21-16-02960             |                 |          |             |               |               |               |             |          |  |  |  |  |  |
| Property Type   | REAL - Real Property       |                 |          |             |               |               |               |             |          |  |  |  |  |  |
| Property Class  | URP                        | VI Area         | 1        |             |               |               |               |             |          |  |  |  |  |  |
| Tax Area  | 17 - CLAREMORE OT          |                 |          |             |               |               |               |             |          |  |  |  |  |  |
| Name ID   | 291015                     |                 |          |             |               |               |               |             |          |  |  |  |  |  |
| PAYNE, JACK L &   |                            |                 |          |             |               |               |               |             |          |  |  |  |  |  |
| LEE D TRUSTEES  |                            |                 |          |             |               |               |               |             |          |  |  |  |  |  |
| 1409 N CHOCTAW PL   |                            |                 |          |             |               |               |               |             |          |  |  |  |  |  |
| CLAREMORE OK 74017-0000   |                            |                 |          |             |               |               |               |             |          |  |  |  |  |  |
| Parcel Location   |                            |                 |          |             |               |               |               |             |          |  |  |  |  |  |
| Situs   | 01409 N CHOCTAW PL         |                 |          |             |               |               |               |             |          |  |  |  |  |  |
| Subdivision   | STONEGATE                  |                 |          |             |               |               |               |             |          |  |  |  |  |  |
| Lot/Block   | 0007 / 0004                | Parcel Size     | 1 - Lots |             |               |               |               |             |          |  |  |  |  |  |
| Sec/Twn/Rng   | 4 / 21 / 16 / 5            |                 |          |             |               |               |               |             |          |  |  |  |  |  |
| Neighborhood  | 1172 - R-V01-SW CLAREMORE  |                 |          |             |               |               |               |             |          |  |  |  |  |  |
| School District   | S001 - CLAREMORE SCHOOLS   |                 |          |             |               |               |               |             |          |  |  |  |  |  |
| Legal Description   |                            |                 |          |             |               |               |               |             |          |  |  |  |  |  |
| Lat/Long: 36.32310955 -95.60158241  |                            |                 |          |             |               |               |               |             |          |  |  |  |  |  |
| LOT 7 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  |                            |                 |          |             |               |               |               |             |          |  |  |  |  |  |
| Code  | Type                       | Active          | Maximum  | Exemption   |               |               |               |             |          |  |  |  |  |  |
| H   | Homestead                  | Yes             | 1,000    | 1,000       |               |               |               |             |          |  |  |  |  |  |
| Sale History  |                            |                 |          |             |               |               |               |             |          |  |  |  |  |  |
| Bk/Pg   | Grantor                    | Date            | Price    | Code        |               |               |               |             |          |  |  |  |  |  |
| 1746/790  | NEVILLE, JUNE              | 01/20/2006      | 110,000  | YES         |               |               |               |             |          |  |  |  |  |  |
| 888/63  | MCCOY, WALTER D &          | 07/24/1992      | 88,500   | Yes         |               |               |               |             |          |  |  |  |  |  |
| Parcel Valuation  |                            |                 |          |             |               |               |               |             |          |  |  |  |  |  |
| Source  | REAL                       | Fair Cash       | Capped   | Asmnt Level | Assessed      | Levy Rate     | 92.430        | Current Tax |          |  |  |  |  |  |
| Remove Cap  | 2007                       | Land Value      | 66,991   | 39,276      | 11%           | 4,320         | Assessed      | 12,865      | 1,189.11 |  |  |  |  |  |
| Year Frozen   | 2007                       | Improvements    | 132,499  | 77,683      |               | 8,545         | Penalty       | 0           |          |  |  |  |  |  |
| Uncapped Value  | 0                          | Mobile Home     | 0        | 0           |               | 0             | Exemption     | 1,000       | -92.00   |  |  |  |  |  |
| TIF Project ID  | 0                          | Total Value     | 199,490  | 116,959     |               | 12,865        | Total Taxable | 11,865      | 1,097.00 |  |  |  |  |  |
| Assessment History  |                            |                 |          |             |               |               |               |             |          |  |  |  |  |  |
| Tax Year  | Statement Number           | Billed Owner    | Tax Area | Total Value | Exemptions    | Taxable Value | Billed Tax    |             |          |  |  |  |  |  |
| 2025  | 2025-660003114             | PAYNE, JACK L & | 17       | 195,094     | 1000          | 11,866        | 1,097.00      |             |          |  |  |  |  |  |
| 2024  | 2024-660003114             | PAYNE, JACK L & | 17       | 197,757     | 1000          | 11,865        | 1,097.00      |             |          |  |  |  |  |  |
| 2023  | 2023-660003114             | PAYNE, JACK L & | 17       | 158,478     | 1000          | 11,865        | 1,087.00      |             |          |  |  |  |  |  |
| 2022  | 2022-660003114             | PAYNE, JACK L & | 17       | 141,290     | 1000          | 11,866        | 1,098.00      |             |          |  |  |  |  |  |
| 2021  | 2021-660003114             | PAYNE, JACK L & | 17       | 150,367     | 1000          | 11,866        | 1,048.00      |             |          |  |  |  |  |  |
| 2020  | 2020-660003114             | PAYNE, JACK L & | 17       | 148,103     | 1000          | 11,865        | 1,086.00      |             |          |  |  |  |  |  |
| 2019  | 2019-660003114             | PAYNE, JACK L & | 17       | 144,608     | 1000          | 11,865        | 1,099.00      |             |          |  |  |  |  |  |
| 2018  | 2018-660003114             | PAYNE, JACK L & | 17       | 150,537     | 1000          | 11,866        | 1,096.00      |             |          |  |  |  |  |  |
| 2017  | 2017-660003114             | PAYNE, JACK L & | 17       | 149,363     | 1000          | 11,865        | 1,090.00      |             |          |  |  |  |  |  |
| 2016  | 2016-660003114             | PAYNE, JACK L & | 17       | 145,852     | 1000          | 11,865        | 1,114.00      |             |          |  |  |  |  |  |
| 2015  | 2015-660003114             | PAYNE, JACK L & | 17       | 144,723     | 1000          | 11,866        | 1,070.00      |             |          |  |  |  |  |  |
| 2014  | 2014-660003114             | PAYNE, JACK L & | 17       | 145,828     | 1000          | 11,866        | 1,100.00      |             |          |  |  |  |  |  |
| 2013  | 2013-660003114             | PAYNE, JACK L & | 17       | 141,329     | 1000          | 11,866        | 1,086.00      |             |          |  |  |  |  |  |



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| Lot Data        | Square-Foot - NBHD 1172 #1 | Primary Image |
|-----------------|----------------------------|---------------|
| Lot Size        |                            |               |
| Lot Count       | 1                          |               |
| Units Buildable | 15750                      |               |
| Non-Ag Acres    | 0.2988                     |               |
| Topography      |                            |               |
| Street Access   |                            |               |
| Utilities       |                            |               |
| Amenities       | LAND QUALITY               |               |
|                 | 0                          |               |
|                 | 0                          |               |
| Method          | Square-Foot                |               |
| Base Lot Value  | 13,017.00 x 5.15 = 66,991  |               |
| Factor Value    |                            |               |
| Adjustments     | 1.0000                     |               |
| Lot Value       | 66,991                     |               |

| 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  | 1,890 / 1,890                             |
| Style            | 100% One Story                            |
| HVAC             | 100% Warmed & Cooled Air                  |
| Roof Cover       | 1 Composition Shingle                     |
| Area on Slab     | 1,890                                     |
| Fixture/RghIn    | 10 /                                      |
| Bed/F/H Bath     | 3 / 2.5 /                                 |
| Basement Area    |   |
| Garage Type      | 535 Attached Garage - Unfinished 2 Stalls |
| Remodel          |   |
| Year/Eff Age     | 1971 / 41                                 |

|   |          |
|---|----------|
| \\tsclient\T\TOMMY DUNLAP\New folder (166)\IMG_0082.JPG | 4/6/2023 |
|---|----------|

| GRM Approach    |      |
|-----------------|------|
| GRM Code        |      |
| Gross Rent      | 0.00 |
| Indicated Value |      |

| Multiple Regression |         |       |          |
|---------------------|---------|-------|----------|
| MRA Code            | 1       | Test  |          |
| Adusted R           | 0.8445  |       |          |
| Indicated Value     | 182,323 | 96.47 | Per SqFt |

| Direct Comparables |         |                  |          |
|--------------------|---------|------------------|----------|
| Selection Model    | A       | Adam Test        |          |
| Adjustment Model   | 1       | 2022 Residential |          |
| Comparables        | 8       |                  |          |
| Indicated Value    | 212,360 |                  | Per SqFt |

| Cost Approach |           |                     |   | Manual : 01/2025 |  |  |  |
|---------------|-----------|---------------------|---|------------------|--|--|--|
| Base Cost     | 98.69     | Total Misc Impr     | + | 18,567           |  |  |  |
| Roofing Adj   | + 4.22    | Garage Cost         | + | 14,472           |  |  |  |
| Subfloor Adj  | + -1.21   | Total RCN           | = | 259,801          |  |  |  |
| Heat/Cool Adj | + 11.47   | Depreciation ( 49%) | - | 127,302          |  |  |  |
| Plumbing Adj  | + 6.81    | Lump Sums           | + | 0                |  |  |  |
| Basement Adj  | + 0.00    | RCNLD               | = | 132,499          |  |  |  |
| Adj Base Cost | = 119.98  | Lot Value           | + | 66,991           |  |  |  |
| Total Area    | x 1,890   | Indicated Value     | = | 199,490          |  |  |  |
| Adjusted Cost | = 226,762 | Value Per SqFt      |   | 105.55           |  |  |  |

| Value Reconciliation |               |        |                      |
|----------------------|---------------|--------|----------------------|
| Selected Approach    | Cost Approach |        |                      |
| Improvements         | 132,499       |        |                      |
| Lot Value            | 66,991        |        |                      |
| Indicated Value      | 199,490       | 105.55 | Per SqFt             |
| Agland Value         |               |        |                      |
| Site Improvements    |               |        |                      |
| Total Value          | 199,490       | 105.55 | 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            | 7901      | 29x6  |      | 174   | 23.66     |      | 4,117 |
| PRCH                       | SLAB PORCH - COVERED            | 7902      | 29x14 |      | 406   | 23.04     |      | 9,354 |



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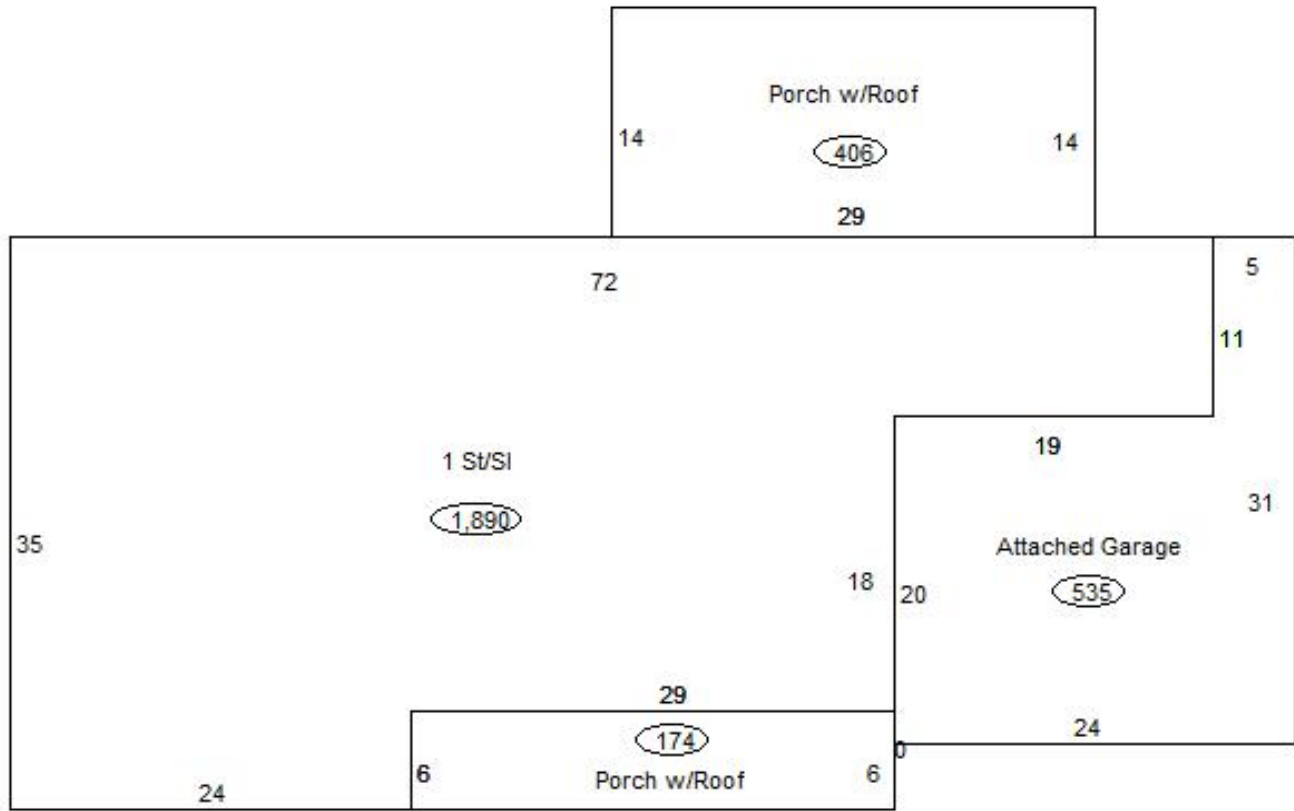
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### Sketch Image

660003114



### Sketch Vector Information

| Sequence                   | Code | Type | Built Over | Scale | Section Label   | Base Area | Multiplier | Total Area |
|----------------------------|------|------|------------|-------|-----------------|-----------|------------|------------|
| 1                          | R    | 1    | Slab       | 13    | 1 St/Sl         | 1,890     | 1.000      | 1,890      |
| 2                          | G    | 1    |            | 13    | Attached Garage | 535       | 1.000      | 535        |
| 3                          | M    | PRCH |            | 13    | SLBC            | 174       | 1.000      | 174        |
| 4                          | M    | PRCH |            | 13    | SLBC            | 406       | 1.000      | 406        |
| <b>Total Building Area</b> |      |      |            |       |                 | 1,890     |            | 1,890      |