




# 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> 660003120 <b>Parcel ID</b> 000000-00-0-10435-004-0013 <b>Cadastral ID</b> 04-21-16-03020 <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> 277886 WARD, CHARLES & MELVA TRUSTEES  1340 N 77TH E AVE TULSA OK 74115-0000  <b>Parcel Location</b> <b>Situs</b> 01504 N CHOCTAW AVE <b>Subdivision</b> STONEGATE <b>Lot/Block</b> 0013 / 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_0079.JPG 4/6/2023</p>																																																	
<b>Legal Description</b> Lat/Long: 36.32397625 -95.60178413																																																						
LOT 13 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>																																													
					1555/627	WARD, MARY EVA	01/09/2004	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>0</td> <td>Land Value 62,779</td> <td>44,516</td> <td>11%</td> <td>4,897</td> <td>Assessed</td> <td>20,945</td> <td>1,935.95</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements 168,002</td> <td>145,891</td> <td> </td> <td>16,048</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 230,781</td> <td>190,407</td> <td> </td> <td>20,945</td> <td>Total Taxable</td> <td>20,945</td> <td>1,936.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax	Remove Cap	0	Land Value 62,779	44,516	11%	4,897	Assessed	20,945	1,935.95	Year Frozen	0	Improvements 168,002	145,891		16,048	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00	TIF Project ID	0	Total Value 230,781	190,407		20,945	Total Taxable	20,945	1,936.00
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<b>Assessment History</b>																																																						
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-660003120	WARD, CHARLES & MELVA	17	225,134	0	19,948	1,844.00																																															
2024	2024-660003120	WARD, CHARLES & MELVA TRUSTEES	17	213,746	0	18,997	1,756.00																																															
2023	2023-660003120	WARD, CHARLES & MELVA TRUSTEES	17	174,134	0	18,093	1,657.00																																															
2022	2022-660003120	WARD, CHARLES & MELVA TRUSTEES	17	156,649	0	17,231	1,595.00																																															
2021	2021-660003120	WARD, CHARLES & MELVA TRUSTEES	17	162,482	0	17,873	1,578.00																																															
2020	2020-660003120	WARD, CHARLES & MELVA TRUSTEES	17	159,981	0	17,598	1,611.00																																															
2019	2019-660003120	WARD, CHARLES & MELVA TRUSTEES	17	156,133	0	17,175	1,591.00																																															
2018	2018-660003120	WARD, CHARLES & MELVA TRUSTEES	17	162,881	0	17,917	1,656.00																																															
2017	2017-660003120	WARD, CHARLES & MELVA TRUSTEES	17	161,586	0	17,774	1,632.00																																															
2016	2016-660003120	WARD, CHARLES & MELVA TRUSTEES	17	157,680	0	17,345	1,628.00																																															
2015	2015-660003120	WARD, CHARLES & MELVA TRUSTEES	17	156,439	0	16,995	1,533.00																																															
2014	2014-660003120	WARD, CHARLES & MELVA TRUSTEES	17	157,657	0	16,185	1,501.00																																															
2013	2013-660003120	WARD, CHARLES & MELVA TRUSTEES	17	151,895	0	15,415	1,411.00																																															



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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> 0.2798 <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> 12,190.00 x 5.15 = 62,779 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 62,779		<p>04/06/2023</p> <p>\\tsclient\T\TOMMY DUNLAP\New folder (166)\IMG_0079.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>	R3 Res Nbhd 3
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	100% Veneer, Masonry
<b>Base/Total Area</b>	2,298 / 2,298
<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>	2,298
<b>Fixture/RghIn</b>	8 /
<b>Bed/F/H Bath</b>	3 / 2.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	462 Attached Garage - Unfinished 2 Stalls
<b>Remodel</b>	
<b>Year/Eff Age</b>	1971 / 41



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

Multiple Regression			
<b>MRA Code</b>	1	Test	
<b>Adusted R</b>	0.8445		
<b>Indicated Value</b>	229,023	99.66	Per SqFt

Direct Comparables			
<b>Selection Model</b>	A	Adam Test	
<b>Adjustment Model</b>	1	2022 Residential	
<b>Comparables</b>	8		
<b>Indicated Value</b>	216,960		Per SqFt

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	104.52	<b>Total Misc Impr</b>	+ 15,777				
<b>Roofing Adj</b>	+ 4.56	<b>Garage Cost</b>	+ 15,015				
<b>Subfloor Adj</b>	+ -2.19	<b>Total RCN</b>	= 316,985				
<b>Heat/Cool Adj</b>	+ 12.64	<b>Depreciation ( 47%)</b>	- 148,983				
<b>Plumbing Adj</b>	+ 5.01	<b>Lump Sums</b>	+ 0				
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 168,002				
<b>Adj Base Cost</b>	= 124.54	<b>Lot Value</b>	+ 62,779				
<b>Total Area</b>	x 2,298	<b>Indicated Value</b>	= 230,781				
<b>Adjusted Cost</b>	= 286,193	<b>Value Per SqFt</b>	100.43				

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	168,002		
<b>Lot Value</b>	62,779		
<b>Indicated Value</b>	230,781	100.43	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>			
<b>Total Value</b>	230,781	100.43	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	7924		338	338	25.87		8,744
PRCH	SLAB PORCH - COVERED	7925		53	53	26.76		1,418



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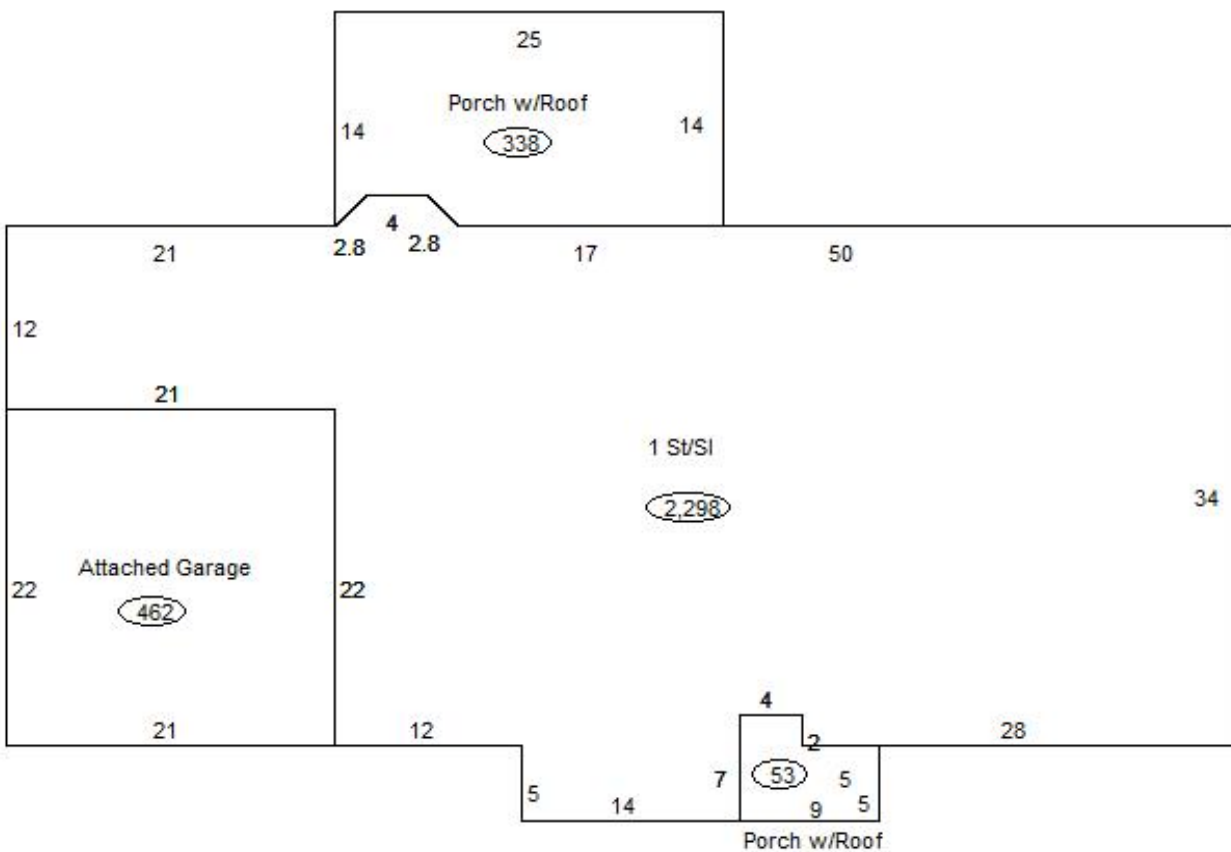
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Sketch Image

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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/Sl	2,298	1.000	2,298
2	G	1		13	Attached Garage	462	1.000	462
3	M	PRCH		13	SLBC	338	1.000	338
4	M	PRCH		13	SLBC	53	1.000	53
<b>Total Building Area</b>						2,298		2,298



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	0x0x0			
	Qual	Cond	Year	Eff Age		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>	
Base Cost (4.68 x )						