



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 03:25:08
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Assessment Data	Primary Image
Account 660003129 Parcel ID 000000-00-0-10435-005-0006 Cadastral ID 04-21-16-03110 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 335695 TURNER TRUST	

1502 N FLORENCE PL
CLAREMORE OK 74017-0000

Parcel Location

Situs 01502 N FLORENCE PL
Subdivision STONEGATE
Lot/Block 0006 / 0005 **Parcel Size** 1 - Lots
Sec/Twn/Rng 4 / 21 / 16 / 5
Neighborhood 1172 - R-V01-SW CLAREMORE
School District S001 - CLAREMORE SCHOOLS

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Legal Description	Lat/Long: 36.32381524 -95.60293996	Building Permits
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LOT 6 BLOCK 5 STONEGATE

Number	Description	Opened	Closed	Amount

Exemptions					Sale History				
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Code	Type	Active	Maximum	Exemption
H	Homestead	Yes	1,000	1,000

Bk/Pg	Grantor	Date	Price	Code
/	TURNER, JAMES L &	09/03/2021	0	4
1976/843	CARTUS FINANCIAL CORP	05/28/2008	125,000	YES
1976/841	POSEY, DAREN B & BON CHERI	05/14/2008	125,000	
1187/457	KELLER PROPERTIES LLC	08/17/1999	112,500	Yes
1119/539	KELLER, BOB G TRUST	06/30/1998	0	No
1119/543	KELLER, RANDEL S & BRADLEY-G	06/30/1998	0	No

Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax	
Remove Cap	2009	Land Value 67,186	38,681	11%	4,255	Assessed	19,290	1,782.97	
Year Frozen	0	Improvements 166,297	136,679		15,035	Penalty	0		
Uncapped Value	0	Mobile Home 0	0		0	Exemption	1,000	-92.00	
TIF Project ID	0	Total Value 233,483	175,360		19,290	Total Taxable	18,290	1,691.00	

Assessment History

Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660003129	TURNER TRUST	17	228,070	1000	17,728	1,639.00
2024	2024-660003129	TURNER TRUST	17	218,251	1000	17,183	1,588.00
2023	2023-660003129	TURNER TRUST	17	173,132	1000	16,653	1,525.00
2022	2022-660003129	TURNER TRUST	17	155,807	1000	16,139	1,494.00
2021	2021-660003129	TURNER TRUST	17	163,303	1000	16,963	1,498.00
2020	2020-660003129	TURNER, JAMES L &	17	160,784	1000	16,686	1,528.00
2019	2019-660003129	TURNER, JAMES L &	17	157,149	1000	16,286	1,508.00
2018	2018-660003129	TURNER, JAMES L &	17	163,795	1000	16,239	1,500.00
2017	2017-660003129	TURNER, JAMES L &	17	162,482	1000	15,737	1,445.00
2016	2016-660003129	TURNER, JAMES L &	17	158,587	1000	15,249	1,431.00
2015	2015-660003129	TURNER, JAMES L &	17	157,170	1000	14,776	1,333.00
2014	2014-660003129	TURNER, JAMES L &	17	158,406	1000	14,317	1,328.00
2013	2013-660003129	TURNER, JAMES L &	17	149,942	1000	13,871	1,269.00



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Lot Data	Square-Foot - NBHD 1172 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	15750	
Non-Ag Acres	0.3007	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	13,098.00 x 5.13 = 67,186	
Factor Value		
Adjustments	1.0000	
Lot Value	67,186	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	R3 Res Nbhd 3
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,232 / 2,232
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,232
Fixture/RghIn	10 /
Bed/F/H Bath	3 / 2.5 /
Basement Area	
Garage Type	516 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1973 / 40

Cost Approach		Manual : 01/2025	
Base Cost	104.90	Total Misc Impr	+ 9,764
Roofing Adj	+ 4.58	Garage Cost	+ 16,337
Subfloor Adj	+ -2.19	Total RCN	= 307,958
Heat/Cool Adj	+ 12.64	Depreciation (46%)	- 141,661
Plumbing Adj	+ 6.35	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 166,297
Adj Base Cost	= 126.28	Lot Value	+ 67,186
Total Area	x 2,232	Indicated Value	= 233,483
Adjusted Cost	= 281,857	Value Per SqFt	104.61



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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	230,743	103.38	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	217,630 Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	166,297		
Lot Value	67,186		
Indicated Value	233,483	104.61	Per SqFt
Agland Value			
Site Improvements			
Total Value	233,483	104.61	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	7961	6x4		24	26.85		644
PATO	SLAB PORCH - OPEN	7962	24x9		216	10.28		2,220
PRCH	SLAB PORCH - COVERED	7963	8x6		48	26.78		1,285



Rogers

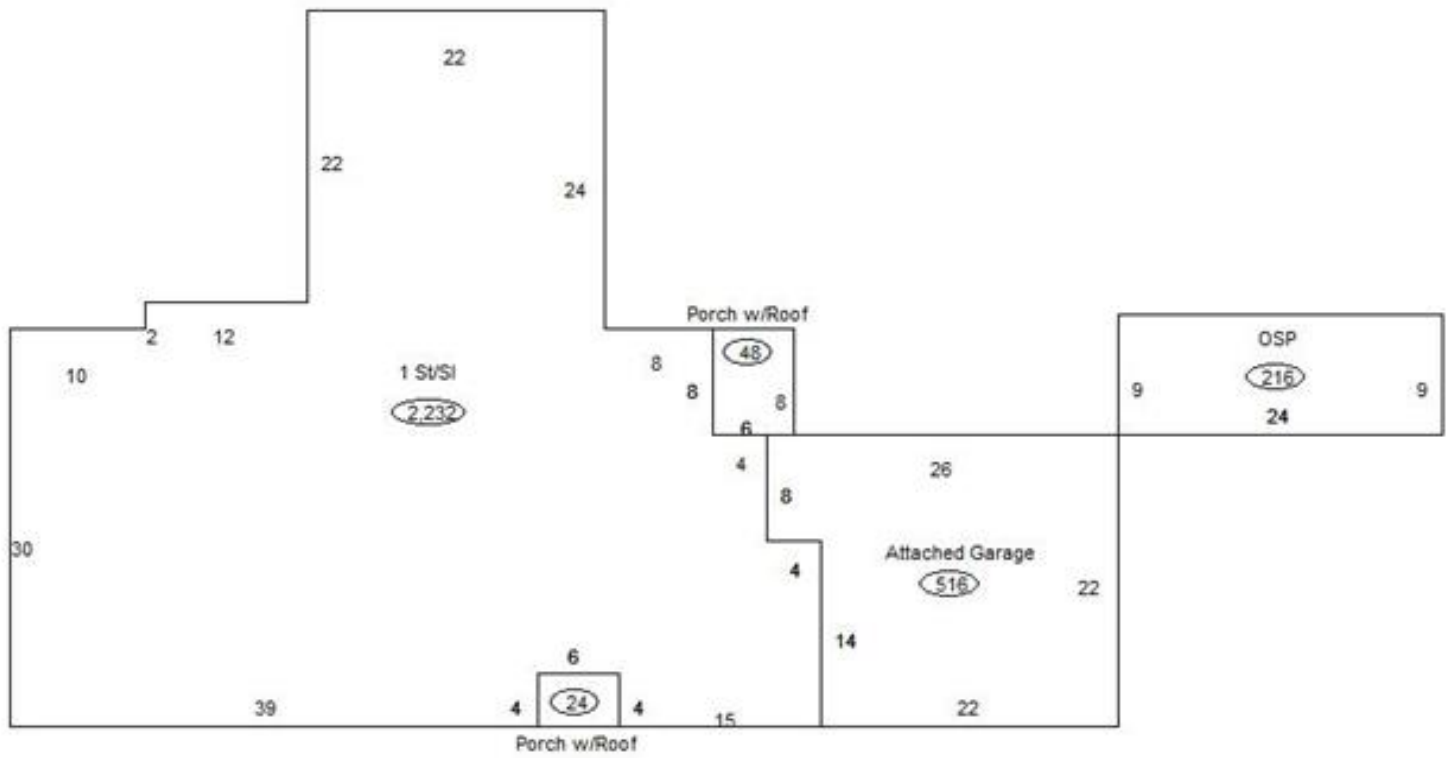
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Sketch Image

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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	2,232	1.000	2,232
2	G	1		13	Attached Garage	516	1.000	516
3	M	PRCH		13	SLBC	24	1.000	24
4	M	PATO		13	Open Slab	216	1.000	216
5	M	PRCH		13	SLBC	48	1.000	48
Total Building Area						2,232		2,232