




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 660003133 Parcel ID 000000-00-0-10435-005-0010 Cadastral ID 04-21-16-03150 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 322598 WILSON, JOHN R & GENELLE D 1510 N FLORENCE PL CLAREMORE OK 74017-0000 Parcel Location Situs 01510 N FLORENCE PL Subdivision STONEGATE Lot/Block 0010 / 0005 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 (167)\IMG_0001.JPG 4/10/2023</p>														
Legal Description Lat/Long: 36.32488606 -95.60289325																			
LOT 10 BLOCK 5 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	2663/289	MILLER, WILLIAM STEFFEN &	09/27/2017	190,000	YES										
H	Homestead	No	1,000		918/175	ALLTON, WILLIAM R & JIMMIE-L	05/01/1993	100,000	Yes										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax										
Remove Cap	2018		Land Value 64,246	40,461	11%	4,451	Assessed	23,154	2,140.12										
Year Frozen	0		Improvements 183,081	170,026		18,703	Penalty	0											
Uncapped Value	0		Mobile Home 0	0		0	Exemption	1,000	-92.00										
TIF Project ID	0		Total Value 247,327	210,487		23,154	Total Taxable	22,154	2,048.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660003133	WILSON, JOHN R &			17	241,367	1000	21,479	1,985.00										
2024	2024-660003133	WILSON, JOHN R &			17	247,916	1000	20,824	1,925.00										
2023	2023-660003133	WILSON, JOHN R &			17	202,079	1000	20,189	1,849.00										
2022	2022-660003133	WILSON, JOHN R &			17	187,017	1000	19,572	1,812.00										
2021	2021-660003133	WILSON, JOHN R &			17	197,262	1000	20,699	1,828.00										
2020	2020-660003133	WILSON, JOHN R &			17	194,136	1000	20,355	1,864.00										
2019	2019-660003133	WILSON, JOHN R &			17	189,707	1000	19,868	1,840.00										
2018	2018-660003133	WILSON, JOHN R &			17	195,310	1000	20,484	1,893.00										
2017	2017-660003133	WILSON, JOHN R &			17	174,969	1000	18,247	1,676.00										
2016	2016-660003133	MILLER, WILLIAM STEFFEN &			17	170,792	1000	17,787	1,669.00										
2015	2015-660003133	MILLER, WILLIAM STEFFEN &			17	169,199	1000	17,612	1,588.00										
2014	2014-660003133	MILLER, WILLIAM STEFFEN &			17	170,551	1000	17,334	1,607.00										
2013	2013-660003133	MILLER, WILLIAM S &			17	162,442	1000	16,800	1,537.00										




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Lot Data	Square-Foot - NBHD 1172 #1	Primary Image
Lot Size Lot Count 1 Units Buildable 15750 Non-Ag Acres 0.2864 Topography Street Access Utilities Amenities LAND QUALITY 0 Method Square-Foot Base Lot Value 12,475.00 x 5.15 = 64,246 Factor Value Adjustments 1.0000 Lot Value 64,246		 <p>\\tsclient\T\TOMMY DUNLAP\New folder (167)\IMG_0001.JPG 4/10/2023</p>

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,283 / 2,283
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,283
Fixture/RghIn	10 /
Bed/F/H Bath	3 / 2.5 /
Basement Area	
Garage Type	598 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1973 / 40

Cost Approach				Manual : 01/2025			
Base Cost	104.60	Total Misc Impr	+ 21,907	Roofing Adj	+ 4.57	Garage Cost	+ 18,287
Subfloor Adj	+ -2.19	Total RCN	= 327,464	Heat/Cool Adj	+ 12.64	Depreciation (46%)	- 150,633
Plumbing Adj	+ 6.21	Lump Sums	+ 0	Basement Adj	+ 0.00	RCNLD	= 176,831
Adj Base Cost	= 125.83	Lot Value	+ 64,246	Total Area	x 2,283	Indicated Value	= 241,077
		Value Per SqFt	105.60	Adjusted Cost	= 287,270		

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1 Test		
Adusted R	0.8445		
Indicated Value	248,076	108.66	Per SqFt

Direct Comparables			
Selection Model	A Adam Test		
Adjustment Model	1 2022 Residential		
Comparables	8		
Indicated Value	277,120		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	176,831		
Lot Value	64,246		
Indicated Value	241,077	105.60	Per SqFt
Agland Value			
Site Improvements	6,250		
Total Value	247,327	108.33	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	7978	18x13		234	26.20		6,131
PATO	SLAB PORCH - OPEN	7979	18x12		216	10.28		2,220
PRCH	SLAB PORCH - COVERED	7980	144		144	26.48		3,813
PATO	SLAB PORCH - OPEN	7981	24x20		480	8.60		4,128



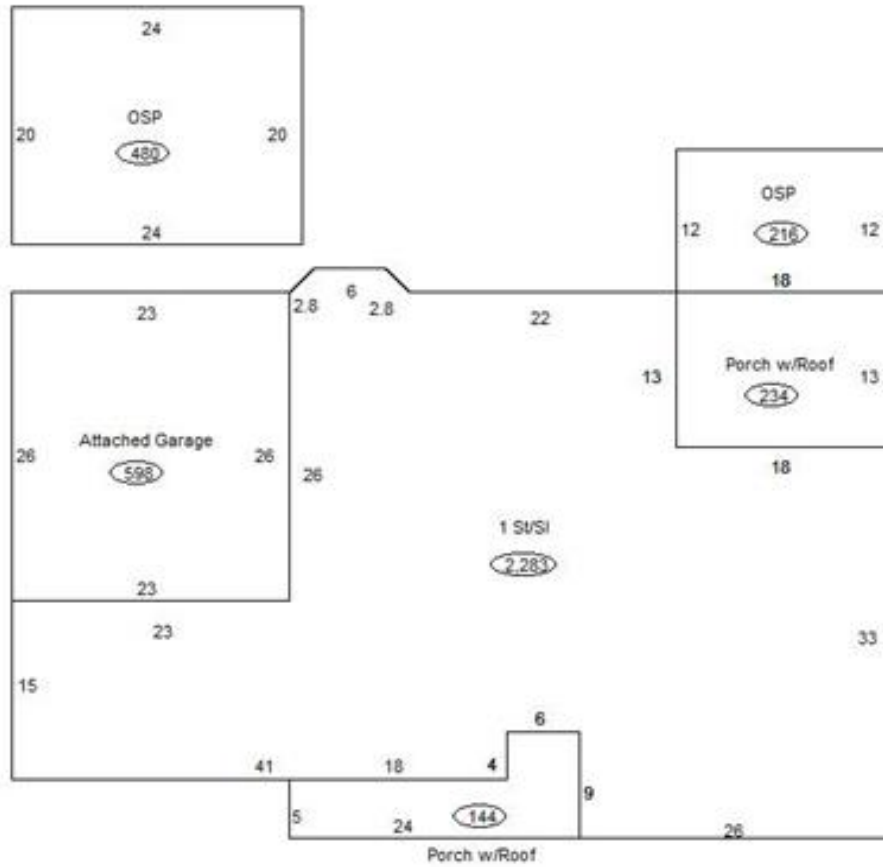
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Sketch Image

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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	2,283	1.000	2,283
2	G	1		13	Attached Garage	598	1.000	598
3	M	PRCH		13	SLBC	234	1.000	234
4	M	PATO		13	Open Slab	216	1.000	216
5	M	PRCH		13	SLBC	144	1.000	144
6	M	PATO		13	Open Slab	480	1.000	480
Total Building Area						2,283		2,283



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SV	SWIM VINYL	0x0x0			1
	Qual 3	Cond 3	Year	Eff Age		
		Valuation Summary	Modifier Total	RCN	Depr (75% Phys/ % Func)	RCNLD
		Base Cost (25,000.00 x 1)	25,000	25,000	18,750	6,250
	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)				