



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 660003136 Parcel ID 000000-00-0-10435-006-0003 Cadastral ID 04-21-16-03180 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 321276 DOBRATZ, STEPHEN C 1505 N FLORENCE PL CLAREMORE OK 74017-0000 Parcel Location Situs 01505 N FLORENCE PL Subdivision STONEGATE Lot/Block 0003 / 0006 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_0016.JPG 4/10/2023</p>																																																	
Legal Description Lot/Long: 36.32432195 -95.60338801																																																						
LOT 3 BLOCK 6 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																																								
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Exemptions					Sale History																																																	
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code																																													
H	Homestead	No	1,000		2629/656	BLACKWELL, JOHN D	04/24/2017	154,500	YES																																													
					2044/950	MCGUIRE, PATRICK W &-SHARON	07/24/2009	153,000	YES																																													
					1166/127	NEWTON, WILLIAM P	04/09/1999	105,000	Yes																																													
Parcel Valuation					<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>2018</td> <td>Land Value 58,458</td> <td>43,884</td> <td>11%</td> <td>4,827</td> <td>Assessed</td> <td>19,762</td> <td>1,826.60</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements 137,831</td> <td>135,772</td> <td> </td> <td>14,935</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 196,289</td> <td>179,656</td> <td> </td> <td>19,762</td> <td>Total Taxable</td> <td>19,762</td> <td>1,827.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax	Remove Cap	2018	Land Value 58,458	43,884	11%	4,827	Assessed	19,762	1,826.60	Year Frozen	0	Improvements 137,831	135,772		14,935	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00	TIF Project ID	0	Total Value 196,289	179,656		19,762	Total Taxable	19,762	1,827.00
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Assessment History																																																						
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-660003136	DOBRATZ, STEPHEN C	17	191,705	0	18,821	1,740.00																																															
2024	2024-660003136	DOBRATZ, STEPHEN C	17	197,027	0	17,925	1,657.00																																															
2023	2023-660003136	DOBRATZ, STEPHEN C	17	165,031	0	17,072	1,564.00																																															
2022	2022-660003136	DOBRATZ, STEPHEN C	17	147,805	0	16,259	1,505.00																																															
2021	2021-660003136	DOBRATZ, STEPHEN C	17	156,854	0	17,254	1,524.00																																															
2020	2020-660003136	DOBRATZ, STEPHEN C	17	158,093	0	17,390	1,592.00																																															
2019	2019-660003136	DOBRATZ, STEPHEN C	17	150,696	0	16,577	1,535.00																																															
2018	2018-660003136	DOBRATZ, STEPHEN C	17	157,103	0	17,281	1,597.00																																															
2017	2017-660003136	DOBRATZ, STEPHEN C	17	155,890	1000	16,148	1,483.00																																															
2016	2016-660003136	BLACKWELL, JOHN D	17	152,163	1000	15,738	1,477.00																																															
2015	2015-660003136	BLACKWELL, JOHN D	17	150,826	1000	15,591	1,406.00																																															
2014	2014-660003136	BLACKWELL, JOHN D	17	153,575	1000	15,533	1,440.00																																															
2013	2013-660003136	BLACKWELL, JOHN D	17	145,927	1000	15,052	1,377.00																																															



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Lot Data		Square-Foot - NBHD 1172 #1	
Lot Size			
Lot Count	1		
Units Buildable	15750		
Non-Ag Acres	0.2606		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	11,351.00 x 5.15 = 58,458		
Factor Value			
Adjustments	1.0000		
Lot Value	58,458		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	R3 Res Nbhd 3
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,600 / 2,356
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,600
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	546 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1974 / 39

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	214,535	91.06	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	226,520		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	85.68	Total Misc Impr	+ 5,897
Roofing Adj	+ 2.96	Garage Cost	+ 14,704
Subfloor Adj	+ -0.78	Total RCN	= 265,060
Heat/Cool Adj	+ 11.47	Depreciation (48%)	- 127,229
Plumbing Adj	+ 4.43	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 137,831
Adj Base Cost	= 103.76	Lot Value	+ 58,458
Total Area	x 2,356	Indicated Value	= 196,289
Adjusted Cost	= 244,459	Value Per SqFt	83.31

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	137,831		
Lot Value	58,458		
Indicated Value	196,289	83.31	Per SqFt
Agland Value			
Site Improvements			
Total Value	196,289	83.31	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	7991	18x14		252	23.40		5,897



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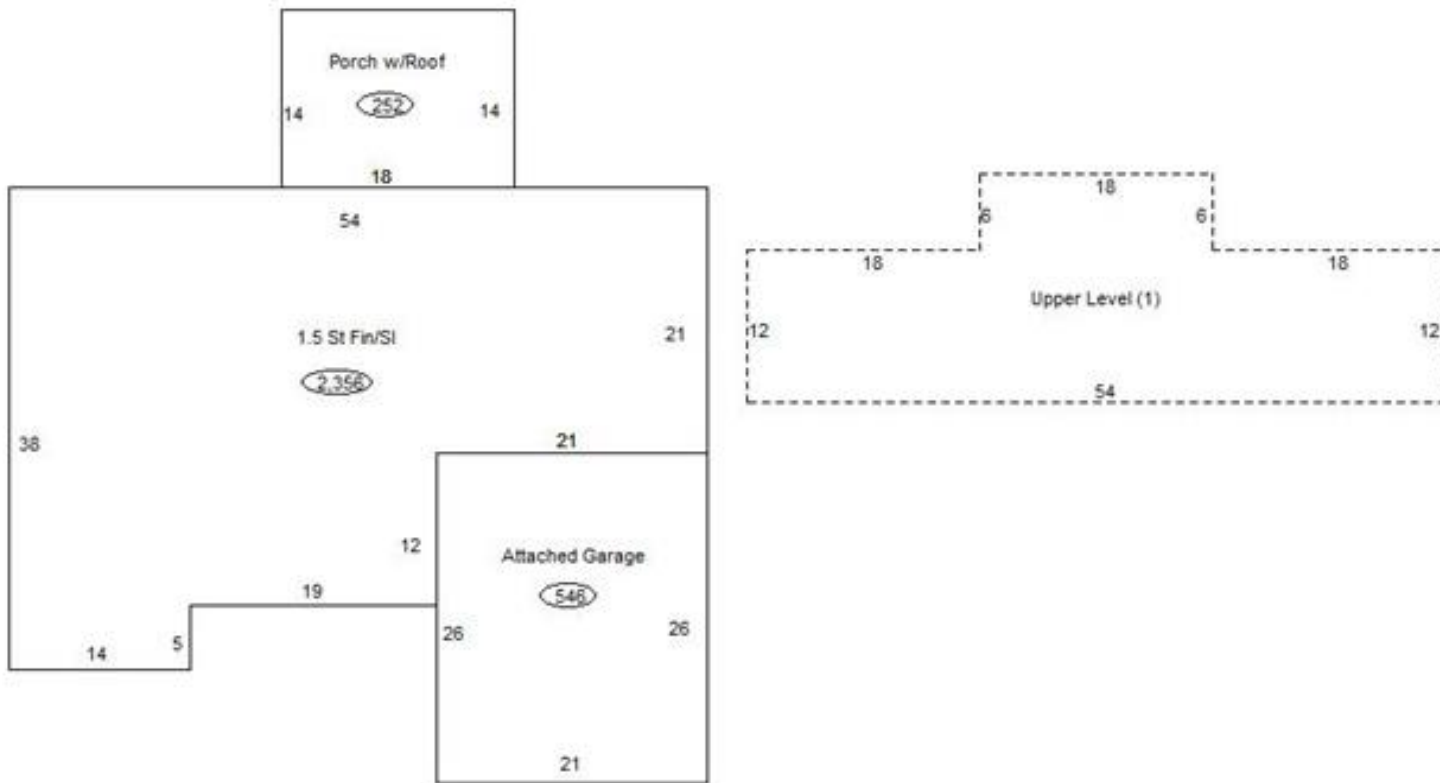
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/Sl	1,600	1.473	2,356
2	G	1		13	Attached Garage	546	1.000	546
3	M	PRCH		13	SLBC	252	1.000	252
4	U	^UL		13	Upper Level (1)	756	1.000	756
Total Building Area						1,600		2,356



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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)				