




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	660003142				 <p>\\tsclient\T\TOMMY DUNLAP\New folder (167)\IMG_0028.JPG 4/10/2023</p>				
Parcel ID	000000-00-0-10435-007-0005								
Cadastral ID	04-21-16-03240								
Property Type	REAL - Real Property								
Property Class	URP	VI Area	1						
Tax Area	17 - CLAREMORE OT								
Name ID	325030								
NAGEL, JAMES & LORI									
229 E 15TH ST CLAREMORE OK 74017-0000									
Parcel Location									
Situs	00229 E 15TH ST N								
Subdivision	STONEGATE								
Lot/Block	0005 / 0007	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: 36.32329984 -95.60234880									
Building Permits									
LOT 5 BLOCK 7 STONEGATE									
Exemptions									
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					2722/390	OPULENCE INVESTMENTS LLC	07/06/2018	248,000	YES
					2668/55	CLARK, DEANA LYNN	10/11/2017	136,000	19
					1974/185	MELTON, ROBERT L TRUSTEE &	08/15/2008	196,000	YES
					1610/628	MELTON, ROBERT L & SANDRA-L	08/05/2004	0	4
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax	
Remove Cap	2019	Land Value	61,769	61,769	11%	6,795	Assessed	35,156	3,249.47
Year Frozen	0	Improvements	257,824	257,824		28,361	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	319,593	319,593		35,156	Total Taxable	35,156	3,249.00
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660003142	NAGEL, JAMES & LORI	17	318,038	0	34,985	3,234.00		
2024	2024-660003142	NAGEL, JAMES & LORI	17	330,635	0	33,982	3,141.00		
2023	2023-660003142	NAGEL, JAMES & LORI	17	302,227	0	32,364	2,965.00		
2022	2022-660003142	NAGEL, JAMES & LORI	17	287,398	0	30,822	2,853.00		
2021	2021-660003142	NAGEL, JAMES & LORI	17	266,859	0	29,354	2,592.00		
2020	2020-660003142	NAGEL, JAMES & LORI	17	262,416	0	28,866	2,643.00		
2019	2019-660003142	NAGEL, JAMES & LORI	17	251,852	0	27,704	2,566.00		
2018	2018-660003142	NAGEL, JAMES & LORI	17	198,769	0	21,865	2,020.00		
2017	2017-660003142	CLARK, DEANA LYNN	17	197,156	0	21,687	1,992.00		
2016	2016-660003142	CLARK, DEANA LYNN	17	192,198	0	21,142	1,984.00		
2015	2015-660003142	CLARK, DEANA LYNN	17	186,210	0	20,483	1,847.00		
2014	2014-660003142	CLARK, DEANA LYNN	17	190,034	0	20,904	1,938.00		
2013	2013-660003142	CLARK, DEANA LYNN	17	183,185	0	20,150	1,844.00		



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Lot Data	Square-Foot - NBHD 1172 #1	Primary Image
Lot Size Lot Count 1 Units Buildable 15750 Non-Ag Acres 0.2753 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 11,994.00 x 5.15 = 61,769 Factor Value Adjustments 1.0000 Lot Value 61,769		

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	3,147 / 3,147
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	3,147
Fixture/RghIn	10 /
Bed/F/H Bath	3 / 2.5 /
Basement Area	
Garage Type	484 Attached Garage - Unfinished 2 Stalls
Remodel	RMA -
Year/Eff Age	1971 / 30

GRM Approach
GRM Code Gross Rent 0.00 Indicated Value

Multiple Regression
MRA Code 1 Test Adusted R 0.8445 Indicated Value 293,489 93.26 Per SqFt

Direct Comparables
Selection Model A Adam Test Adjustment Model 1 2022 Residential Comparables Indicated Value

Cost Approach				Manual : 01/2025			
Base Cost	99.55	Total Misc Impr	+ 19,287				
Roofing Adj	+ 4.35	Garage Cost	+ 15,527				
Subfloor Adj	+ -2.06	Total RCN	= 409,244				
Heat/Cool Adj	+ 12.64	Depreciation (37%)	- 151,420				
Plumbing Adj	+ 4.50	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 257,824				
Adj Base Cost	= 118.98	Lot Value	+ 61,769				
Total Area	x 3,147	Indicated Value	= 319,593				
Adjusted Cost	= 374,430	Value Per SqFt	101.55				

Value Reconciliation
Selected Approach Cost Approach Improvements 257,824 Lot Value 61,769 Indicated Value 319,593 101.55 Per SqFt Agland Value Site Improvements Total Value 319,593 101.55 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	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	8013		315	315	25.94		8,171
PRCH	SLAB PORCH - COVERED	8014	10x5		50	26.77		1,339
PATO	SLAB PORCH - OPEN	8015	484		484	8.60		4,162



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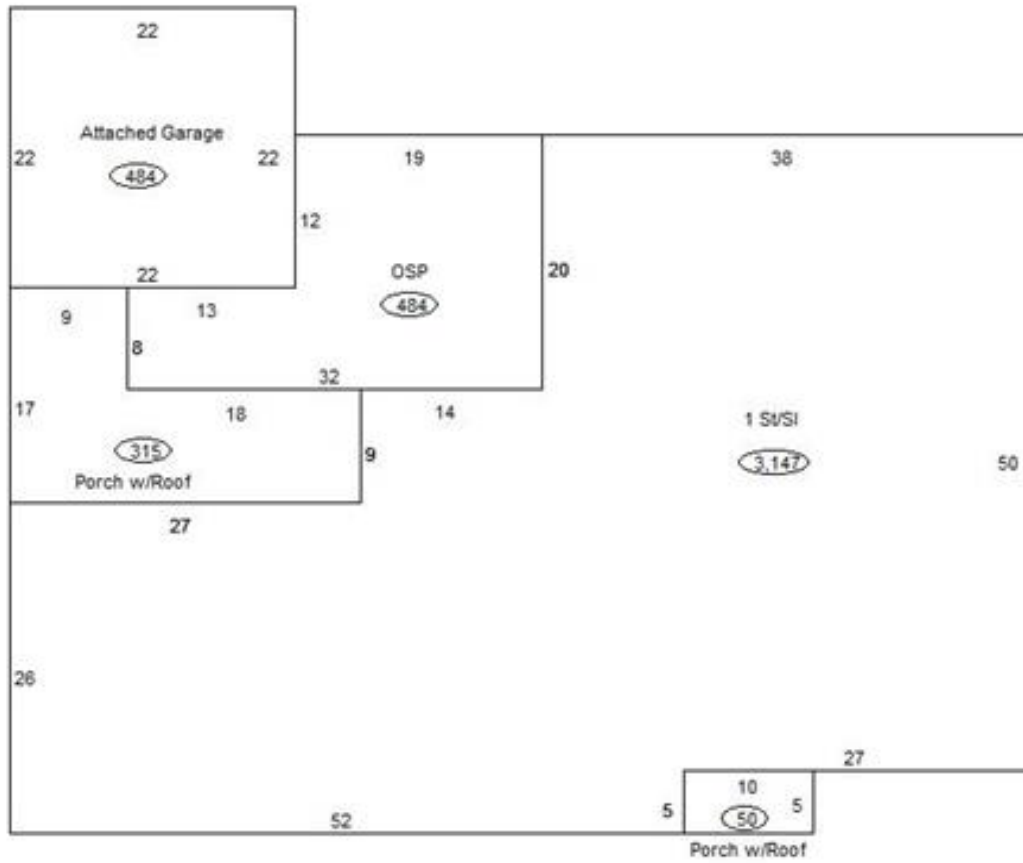
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Sketch Image

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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/SI	3,147	1.000	3,147
2	M	PRCH		13	SLBC	315	1.000	315
3	M	PRCH		13	SLBC	50	1.000	50
4	M	PATO		13	Open Slab	484	1.000	484
5	G	1		13	Attached Garage	484	1.000	484
Total Building Area						3,147		3,147