




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	660003154				 <p>\\tsclient\T\TOMMY DUNLAP\New folder (167)\IMG_0041.JPG 4/10/2023</p>																								
Parcel ID	000000-00-0-10205-001-0003																												
Cadastral ID	04-21-16-03360																												
Property Type	REAL - Real Property																												
Property Class	URP	VI Area	1																										
Tax Area	17 - CLAREMORE OT																												
Name ID	344654																												
CARTER, ANGELA & JADE MCCONNELL-CARTER																													
1221 N CHERRINGTON AVE CLAREMORE OK 74017-0000																													
Parcel Location																													
Situs	01221 CHERRINGTON																												
Subdivision	JAYCEE																												
Lot/Block	0003 / 0001	Parcel Size	1 - Lots																										
Sec/Twn/Rng	4 / 21 / 16 / 5																												
Neighborhood	1162 - R-V01-SW CLAREMORE																												
School District	S001 - CLAREMORE SCHOOLS																												
Legal Description Lat/Long: 36.32307604 -95.60673991																													
Building Permits																													
LOT 3 BLOCK 1 JAYCEE																													
<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> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <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																													
Code	Type	Active	Maximum	Exemption																									
H	Homestead	No	1,000																										
PD	Add-Homestead	No	1,000																										
Sale History																													
Bk/Pg	Grantor	Date	Price	Code																									
/	MCDONALD, MONTE L	06/13/2024	196,000	YES																									
/	2CDS PROPERTIES LLC	04/05/2023	186,500	19																									
/	RNC PROPERTIES INC	10/20/2022	69,000	19																									
/	CLAMPITT, GENE R &	10/07/2022	41,000	19																									
899/146	HOWELL, ELOYCE A &	11/16/1992	47,500	Yes																									
Parcel Valuation																													
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax																					
Remove Cap	2025	Land Value	81,344	81,344	11%	8,948	Assessed	21,476	1,985.03																				
Year Frozen	2013	Improvements	113,892	113,892		12,528	Penalty	0																					
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00																				
TIF Project ID	0	Total Value	195,236	195,236		21,476	Total Taxable	21,476	1,985.00																				
Assessment History																													
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																						
2025	2025-660003154	CARTER, ANGELA &	17	196,000	0	21,560	1,993.00																						
2024	2024-660003154	CARTER, ANGELA &	17	140,594	0	15,466	1,429.00																						
2023	2023-660003154	MCDONALD, MONTE L	17	41,000	0	4,510	413.00																						
2022	2022-660003154	CLAMPITT, GENE R &	17	77,337	2000	6,341	587.00																						
2021	2021-660003154	CLAMPITT, GENE R &	17	75,820	2000	6,340	560.00																						
2020	2020-660003154	CLAMPITT, GENE R &	17	77,215	2000	6,419	588.00																						
2019	2019-660003154	CLAMPITT, GENE R &	17	76,530	2000	6,418	594.00																						
2018	2018-660003154	CLAMPITT, GENE R &	17	81,434	2000	6,458	597.00																						
2017	2017-660003154	CLAMPITT, GENE R &	17	80,909	2000	6,458	593.00																						
2016	2016-660003154	CLAMPITT, GENE R &	17	79,294	2000	6,459	606.00																						
2015	2015-660003154	CLAMPITT, GENE R &	17	81,135	2000	6,458	582.00																						
2014	2014-660003154	CLAMPITT, GENE R &	17	83,699	2000	6,459	599.00																						
2013	2013-660003154	CLAMPITT, GENE R &	17	81,329	2000	6,458	591.00																						



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Lot Data		Square-Foot - NBHD 1162 #1		Primary Image				
Lot Size				<p>\\tsclient\T\TOMMY DUNLAP\New folder (167)\IMG_0041.JPG 4/10/2023</p>				
Lot Count	1							
Units Buildable	1							
Non-Ag Acres	0.2288							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY	0						
		0						
Method	Square-Foot							
Base Lot Value	9,967.00 x 5.45 = 54,320			GRM Approach				
Factor Value				GRM Code				
Adjustments	1.4975			Gross Rent 0.00				
Lot Value	81,344			Indicated Value				
Residential Data				Multiple Regression				
Type	1 Single Family Residence			MRA Code 1 Test				
Condition	3.5 - Average			Adusted R 0.8445				
Quality	2.5 - Fair			Indicated Value 131,177 103.13 Per SqFt				
Architecture				Direct Comparables				
Style	100% One Story			Selection Model A Adam Test				
Exterior Wall	10% Veneer, Masonry 90% Frame, Siding, Wood			Adjustment Model 1 2022 Residential				
Base/Total Area	1,272 / 1,272			Comparables 5				
Style	100% One Story			Indicated Value 164,330 Per SqFt				
HVAC	100% Warmed & Cooled Air			Value Reconciliation				
Roof Cover	1 Composition Shingle			Selected Approach Cost Approach				
Area on Slab	0			Improvements 113,892				
Fixture/RghIn	7 /			Lot Value 81,344				
Bed/F/H Bath	2 / 1.5 /			Indicated Value 195,236 153.49 Per SqFt				
Basement Area				Agland Value				
Garage Type	462 Attached Garage - Unfinished			Site Improvements				
Remodel	RMA -			Total Value 195,236 153.49 Total Value Per SqFt				
Year/Eff Age	1963 / 25							
Cost Approach								
				Manual : 01/2025				
Base Cost	100.57	Total Misc Impr	+ 581					
Roofing Adj	+ 4.58	Garage Cost	+ 12,931					
Subfloor Adj	+ 1.17	Total RCN	= 172,563					
Heat/Cool Adj	+ 11.47	Depreciation (34%)	- 58,671					
Plumbing Adj	+ 7.25	Lump Sums	+ 0					
Basement Adj	+ 0.00	RCNLD	= 113,892					
Adj Base Cost	= 125.04	Lot Value	+ 81,344					
Total Area	x 1,272	Indicated Value	= 195,236					
Adjusted Cost	= 159,051	Value Per SqFt	153.49					
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	8059	8x3		24	24.19		581



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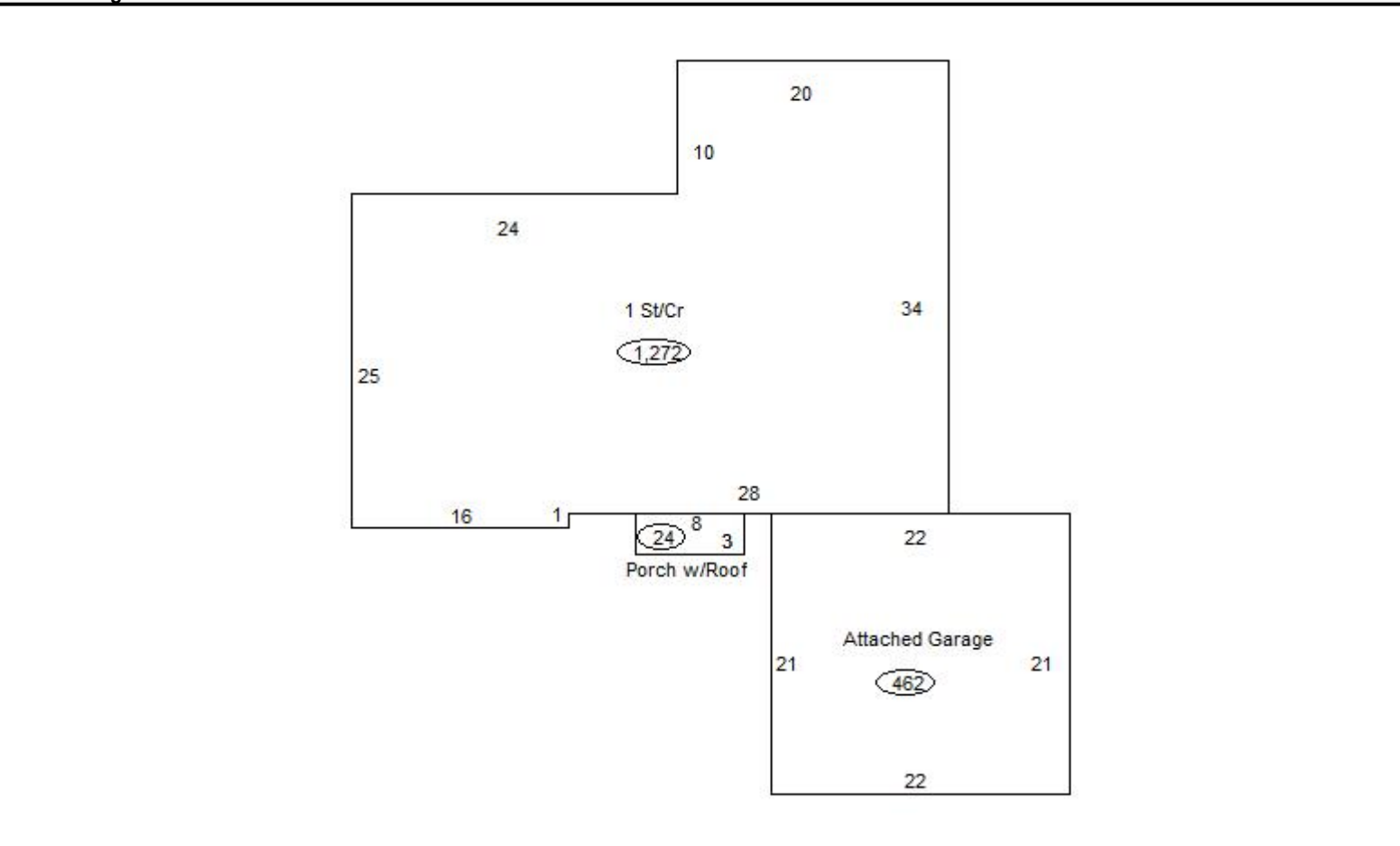
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	1,272	1.000	1,272
2	G	1		13	Attached Garage	462	1.000	462
3	M	PRCH		13	SLBC	24	1.000	24
Total Building Area						1,272		1,272