



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Time 07:56:20  
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Assessment Data					Primary Image														
<b>Account</b> 660003157 <b>Parcel ID</b> 000000-00-0-10205-001-0006 <b>Cadastral ID</b> 04-21-16-03390 <b>Property Type</b> REAL - Real Property <b>Property Class</b> URP VI Area 1 <b>Tax Area</b> 17 - CLAREMORE OT <b>Name ID</b> 320727 BAKER, KRISTI M  1209 N CHERRINGTON AVE CLAREMORE OK 74017-0000  <b>Parcel Location</b> <b>Situs</b> 01209 CHERRINGTON <b>Subdivision</b> JAYCEE <b>Lot/Block</b> 0006 / 0001 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 4 / 21 / 16 / 5 <b>Neighborhood</b> 1162 - R-V01-SW CLAREMORE <b>School District</b> S001 - CLAREMORE SCHOOLS																			
<b>Legal Description</b> Lot/Long: 36.32241818 -95.60661155																			
<b>Building Permits</b>					<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 colspan="5"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount															
<b>Exemptions</b>					<b>Sale History</b>														
<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>	<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>										
LOT 6 BLOCK 1 JAYCEE					2613/44	MONACO, CONNIE M &	02/21/2017	83,000	YES										
					2244/625	WHISENHUNT, DAVID L	05/14/2012	0	4										
					2206/668	WHISENHUNT, DAVID & TAMERA	10/26/2011	0	4										
					2206/665	WHISENHUNT, RONALD	04/21/2011	0	4										
					1808/235	NISSEN, STEVE	09/21/2006	0	9										
					1808/237	LATTANZIA, RAYMOND &	09/21/2006	42,000	YES										
<b>Parcel Valuation</b>																			
<b>Source</b>	<b>REAL</b>		<b>Fair Cash</b>	<b>Capped</b>	<b>Asmnt Level</b>	<b>Assessed</b>	<b>Levy Rate</b>	92.430	<b>Current Tax</b>										
<b>Remove Cap</b>	2018	<b>Land Value</b>	53,301	39,438	11%	4,338	<b>Assessed</b>	11,293	1,043.81										
<b>Year Frozen</b>	0	<b>Improvements</b>	63,345	63,228		6,955	<b>Penalty</b>	0											
<b>Uncapped Value</b>	0	<b>Mobile Home</b>	0	0		0	<b>Exemption</b>	0	0.00										
<b>TIF Project ID</b>	0	<b>Total Value</b>	116,646	102,666		11,293	<b>Total Taxable</b>	11,293	1,044.00										
<b>Assessment History</b>																			
<b>Tax Year</b>	<b>Statement Number</b>	<b>Billed Owner</b>			<b>Tax Area</b>	<b>Total Value</b>	<b>Exemptions</b>	<b>Taxable Value</b>	<b>Billed Tax</b>										
2025	2025-660003157	BAKER, KRISTI M			17	115,880	0	10,756	994.00										
2024	2024-660003157	BAKER, KRISTI M			17	114,200	0	10,244	947.00										
2023	2023-660003157	BAKER, KRISTI M			17	100,288	0	9,756	894.00										
2022	2022-660003157	BAKER, KRISTI M			17	84,465	0	9,291	860.00										
2021	2021-660003157	BAKER, KRISTI M			17	85,641	0	9,421	832.00										
2020	2020-660003157	BAKER, KRISTI M			17	84,556	0	9,301	852.00										
2019	2019-660003157	BAKER, KRISTI M			17	81,140	0	8,925	827.00										
2018	2018-660003157	BAKER, KRISTI M			17	85,098	0	9,361	865.00										
2017	2017-660003157	BAKER, KRISTI M			17	59,000	0	6,490	596.00										
2016	2016-660003157	MONACO, CONNIE M &			17	58,042	0	6,385	599.00										
2015	2015-660003157	MONACO, CONNIE M &			17	70,221	0	7,724	697.00										
2014	2014-660003157	MONACO, CONNIE M &			17	70,616	0	7,768	720.00										
2013	2013-660003157	MONACO, CONNIE M &			17	69,155	0	7,468	683.00										



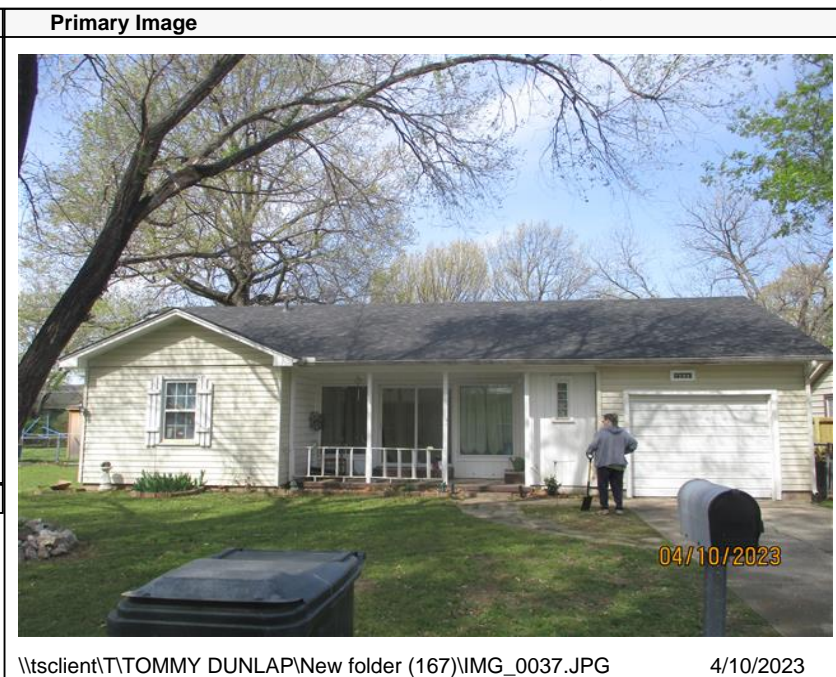
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Lot Data		Square-Foot - NBHD 1162 #1	
Lot Size			
Lot Count	1		
Units Buildable	1		
Non-Ag Acres	0.2245		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	9,780.00 x 5.45 = 53,301		
Factor Value			
Adjustments	1.0000		
Lot Value	53,301		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	973 / 973
Style	100% One Story
HVAC	100% Floor Furnace
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	4 /
Bed/F/H Bath	3 / 1.0 /
Basement Area	
Garage Type	403 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1957 / 52

### GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

### Multiple Regression

MRA Code	1 Test
Adjusted R	0.8445
Indicated Value	114,743 117.93 Per SqFt

### Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	1
Indicated Value	15,570 Per SqFt

### Value Reconciliation

Selected Approach	Cost Approach
Improvements	63,345
Lot Value	53,301
Indicated Value	116,646 119.88 Per SqFt
Agland Value	
Site Improvements	
Total Value	116,646 119.88 Total Value Per SqFt

### Cost Approach Manual : 01/2025

Base Cost	114.17	Total Misc Impr	+ 3,056
Roofing Adj	+ 5.44	Garage Cost	+ 13,658
Subfloor Adj	+ 0.00	Total RCN	= 141,219
Heat/Cool Adj	+ 2.03	Depreciation ( 57%)	- 80,495
Plumbing Adj	+ 6.32	Lump Sums	+ 2,621
Basement Adj	+ 0.00	RCNLD	= 63,345
Adj Base Cost	= 127.96	Lot Value	+ 53,301
Total Area	x 973	Indicated Value	= 116,646
Adjusted Cost	= 124,505	Value Per SqFt	119.88

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	8070	115		115	26.57		3,056
WODO	WOOD DECK - OPEN	144827	12x8		96	27.30		2,621



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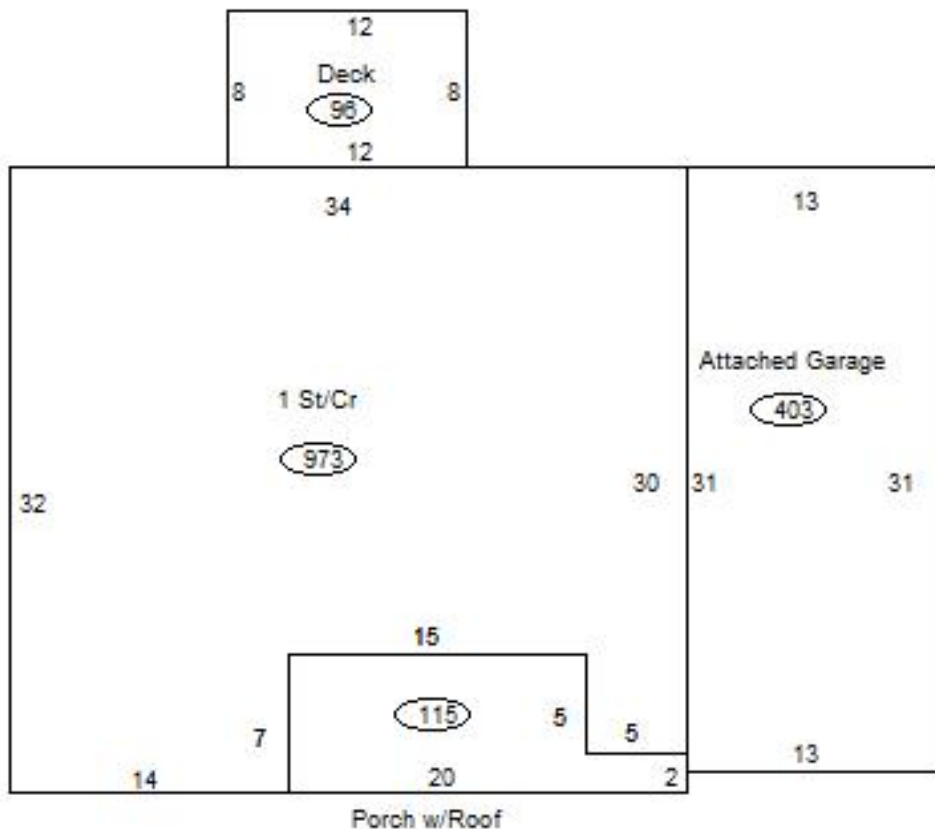
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### Sketch Image

660003157



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	973	1.000	973
2	G	1		13	Attached Garage	403	1.000	403
3	M	PRCH		13	SLBC	115	1.000	115
4	M	WODO		13	WODO	96	1.000	96
<b>Total Building Area</b>						973		973