



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																	
<b>Account</b> 660003166 <b>Parcel ID</b> 000000-00-0-10205-001-0015 <b>Cadastral ID</b> 04-21-16-03480 <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> 336438 MOREY, EDWARD D  1206 N CHEROKEE AVE CLAREMORE OK 74017-0000  <b>Parcel Location</b> <b>Situs</b> 01206 N CHEROKEE AVE <b>Subdivision</b> JAYCEE <b>Lot/Block</b> 0015 / 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: 36.32228321 -95.60727050																																																						
<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>																																													
					/	CUTTLER PROPERTIES LLC	11/04/2021	99,500	YES																																													
					/	1206 N CHEROKEE LLC	04/15/2019	0	4																																													
					/	CUTTLER PROPERTIES LLC	09/10/2018	0	4																																													
					2485/281	CUMMINGS, TESSA A &	07/08/2015	84,500	YES																																													
					1881/564	YOUNG, THOMAS B & ROSE A	07/02/2007	77,000	YES																																													
					1048/223	NIXON, MARY KATHRYN	12/12/1996	45,000	No																																													
<b>Parcel Valuation</b>					<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>2022</td> <td>Land Value 54,320</td> <td>54,320</td> <td>11%</td> <td>5,975</td> <td>Assessed</td> <td>10,730</td> <td>991.77</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements 43,228</td> <td>43,228</td> <td></td> <td>4,755</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 97,548</td> <td>97,548</td> <td></td> <td>10,730</td> <td>Total Taxable</td> <td>10,730</td> <td>992.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax	Remove Cap	2022	Land Value 54,320	54,320	11%	5,975	Assessed	10,730	991.77	Year Frozen	0	Improvements 43,228	43,228		4,755	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00	TIF Project ID	0	Total Value 97,548	97,548		10,730	Total Taxable	10,730	992.00
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax																																														
Remove Cap	2022	Land Value 54,320	54,320	11%	5,975	Assessed	10,730	991.77																																														
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<b>Assessment History</b>																																																						
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-660003166	MOREY, EDWARD D	17	98,239	0	10,806	999.00																																															
2024	2024-660003166	MOREY, EDWARD D	17	95,218	0	10,474	968.00																																															
2023	2023-660003166	MOREY, EDWARD D	17	99,500	0	10,945	1,003.00																																															
2022	2022-660003166	MOREY, EDWARD D	17	99,500	0	10,945	1,013.00																																															
2021	2021-660003166	CUTTLER PROPERTIES LLC	17	89,041	0	9,795	865.00																																															
2020	2020-660003166	CUTTLER PROPERTIES LLC	17	87,907	0	9,670	885.00																																															
2019	2019-660003166	CUTTLER PROPERTIES LLC	17	86,362	0	9,500	880.00																																															
2018	2018-660003166	1206 N CHEROKEE LLC	17	90,837	0	9,992	923.00																																															
2017	2017-660003166	CUTTLER PROPERTIES LLC	17	90,223	0	9,925	912.00																																															
2016	2016-660003166	CUTTLER PROPERTIES LLC	17	88,315	0	9,715	912.00																																															
2015	2015-660003166	CUTTLER PROPERTIES LLC	17	83,023	0	9,133	824.00																																															
2014	2014-660003166	CUMMINGS, TESSA A &	17	83,530	0	9,188	852.00																																															
2013	2013-660003166	CUMMINGS, TESSA A &	17	80,795	0	8,790	804.00																																															



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Lot Data		Square-Foot - NBHD 1162 #1	
Lot Size			
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		
Factor Value			
Adjustments	1.0000		
Lot Value	54,320		



Residential Data	
Type	1 Single Family Residence
Condition	2 - Fair
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	90% Frame, Siding, Wood 10% Veneer, Stone
Base/Total Area	1,178 / 1,178
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	4 /
Bed/F/H Bath	3 / 1.0 /
Basement Area	
Garage Type	264 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1957 / 69

### GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

### Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	102,958 87.40 Per SqFt

### Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	5
Indicated Value	138,210 Per SqFt

### Value Reconciliation

Selected Approach	Cost Approach
Improvements	43,228
Lot Value	54,320
Indicated Value	97,548 82.81 Per SqFt
Agland Value	
Site Improvements	
Total Value	97,548 82.81 Total Value Per SqFt

### Cost Approach Manual : 01/2025

Base Cost	101.07	Total Misc Impr	+ 725
Roofing Adj	+ 4.57	Garage Cost	+ 8,741
Subfloor Adj	+ 1.17	Total RCN	= 154,384
Heat/Cool Adj	+ 11.47	Depreciation ( 72%)	- 111,156
Plumbing Adj	+ 4.74	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 43,228
Adj Base Cost	= 123.02	Lot Value	+ 54,320
Total Area	x 1,178	Indicated Value	= 97,548
Adjusted Cost	= 144,918	Value Per SqFt	82.81

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	8104	6x5		30	24.17		725



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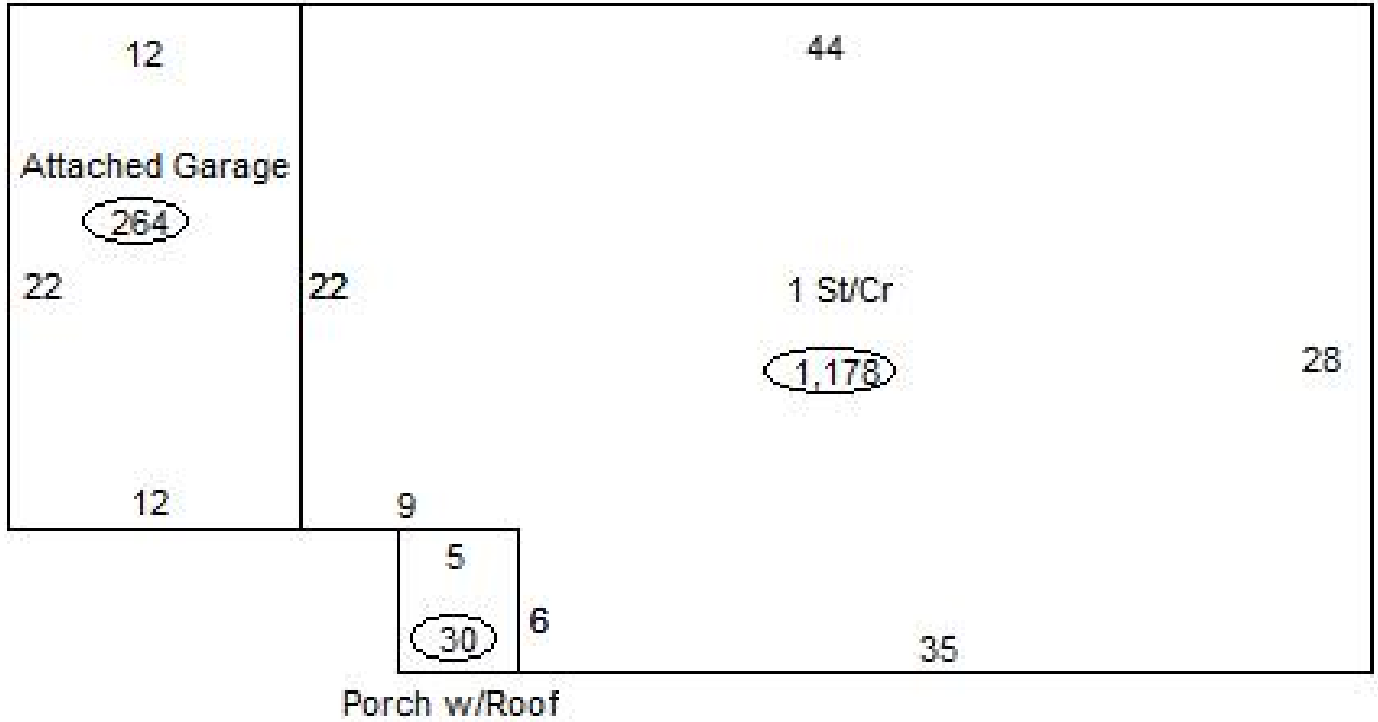
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### Sketch Image

660003166



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	1,178	1.000	1,178
2	G	1		13	Attached Garage	264	1.000	264
3	M	PRCH		13	SLBC	30	1.000	30
<b>Total Building Area</b>						<b>1,178</b>		<b>1,178</b>