



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 660003169 Parcel ID 000000-00-0-10205-002-0002 Cadastral ID 04-21-16-03510 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 318058 ASHER, PHYLLIS JEAN 1209 N CHEROKEE AVE CLAREMORE OK 74017-0000 Parcel Location Situs 01209 N CHEROKEE AVE Subdivision JAYCEE Lot/Block 0002 / 0002 Parcel Size 1 - Lots Sec/Twn/Rng 4 / 21 / 16 / 5 Neighborhood 1162 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS					<p>\\tsclient\T\TOMMY DUNLAP\New folder (167)\IMG_0059.JPG 4/10/2023</p>																																		
Legal Description Lot/Long: 36.32244837 -95.60775807																																							
LOT 2 BLOCK 2 JAYCEE					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> <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					Sale History																																		
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code																														
H	Homestead	Yes	1,000	1,000	2542/778	COLLIER, SARAH	04/08/2016	88,000	YES																														
					2373/660	SMITH, DUSTIN C &	12/13/2013	89,000	YES																														
					1713/786	MERRIOTT, CHRISTOPHER L	09/22/2005	79,500	YES																														
					1675/357	MERRIOTT, MARY H TRUSTEE	05/02/2005	0	4																														
					1221/457	MERRIOTT, MARY H &	03/23/2000	0	No																														
					888/15	MERRIOTT, MARY H TRUSTEE	07/29/1992	0	No																														
Parcel Valuation																																							
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax																														
Remove Cap	2017	Land Value	55,034	38,233	11%	4,206	Assessed	9,506	878.64																														
Year Frozen	2017	Improvements	69,351	48,180		5,300	Penalty	0																															
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-93.00																														
TIF Project ID	0	Total Value	124,385	86,413		9,506	Total Taxable	8,506	786.00																														
Assessment History																																							
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																														
2025	2025-660003169	ASHER, PHYLLIS JEAN			17	123,997	1000	8,506	786.00																														
2024	2024-660003169	ASHER, PHYLLIS JEAN			17	122,789	1000	8,505	786.00																														
2023	2023-660003169	ASHER, PHYLLIS JEAN			17	103,327	1000	8,506	779.00																														
2022	2022-660003169	ASHER, PHYLLIS JEAN			17	87,714	1000	8,505	787.00																														
2021	2021-660003169	ASHER, PHYLLIS JEAN			17	87,534	1000	8,506	751.00																														
2020	2020-660003169	ASHER, PHYLLIS JEAN			17	86,413	1000	8,505	779.00																														
2019	2019-660003169	ASHER, PHYLLIS JEAN			17	87,216	1000	8,594	796.00																														
2018	2018-660003169	ASHER, PHYLLIS JEAN			17	90,877	1000	8,931	825.00																														
2017	2017-660003169	ASHER, PHYLLIS JEAN			17	90,276	1000	8,930	820.00																														
2016	2016-660003169	ASHER, PHYLLIS JEAN			17	91,283	1000	9,041	849.00																														
2015	2015-660003169	COLLIER, SARAH			17	89,004	1000	8,790	793.00																														
2014	2014-660003169	COLLIER, SARAH			17	89,557	1000	8,851	821.00																														
2013	2013-660003169	SMITH, DUSTIN C &			17	93,801	1000	9,279	849.00																														



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Lot Data	Square-Foot - NBHD 1162 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	0.2318	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	10,098.00 x 5.45 = 55,034	
Factor Value		
Adjustments	1.0000	
Lot Value	55,034	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,200 / 1,200
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	7 /
Bed/F/H Bath	3 / 1.5 /
Basement Area	
Garage Type	288 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1961 / 49



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	94,877	79.06	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	5		
Indicated Value	118,080		Per SqFt

Cost Approach				Manual : 01/2025	
Base Cost	104.77	Total Misc Impr	+	2,856	
Roofing Adj	+ 4.27	Garage Cost	+	7,874	
Subfloor Adj	+ 2.43	Total RCN	=	165,122	
Heat/Cool Adj	+ 10.30	Depreciation (58%)	-	95,771	
Plumbing Adj	+ 6.89	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	69,351	
Adj Base Cost	= 128.66	Lot Value	+	55,034	
Total Area	x 1,200	Indicated Value	=	124,385	
Adjusted Cost	= 154,392	Value Per SqFt		103.65	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	69,351		
Lot Value	55,034		
Indicated Value	124,385	103.65	Per SqFt
Agland Value			
Site Improvements			
Total Value	124,385	103.65	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	8112		20	20	21.23		425
CPDT	CARPORT - DETACHED	8113	20x12		240	10.13		2,431



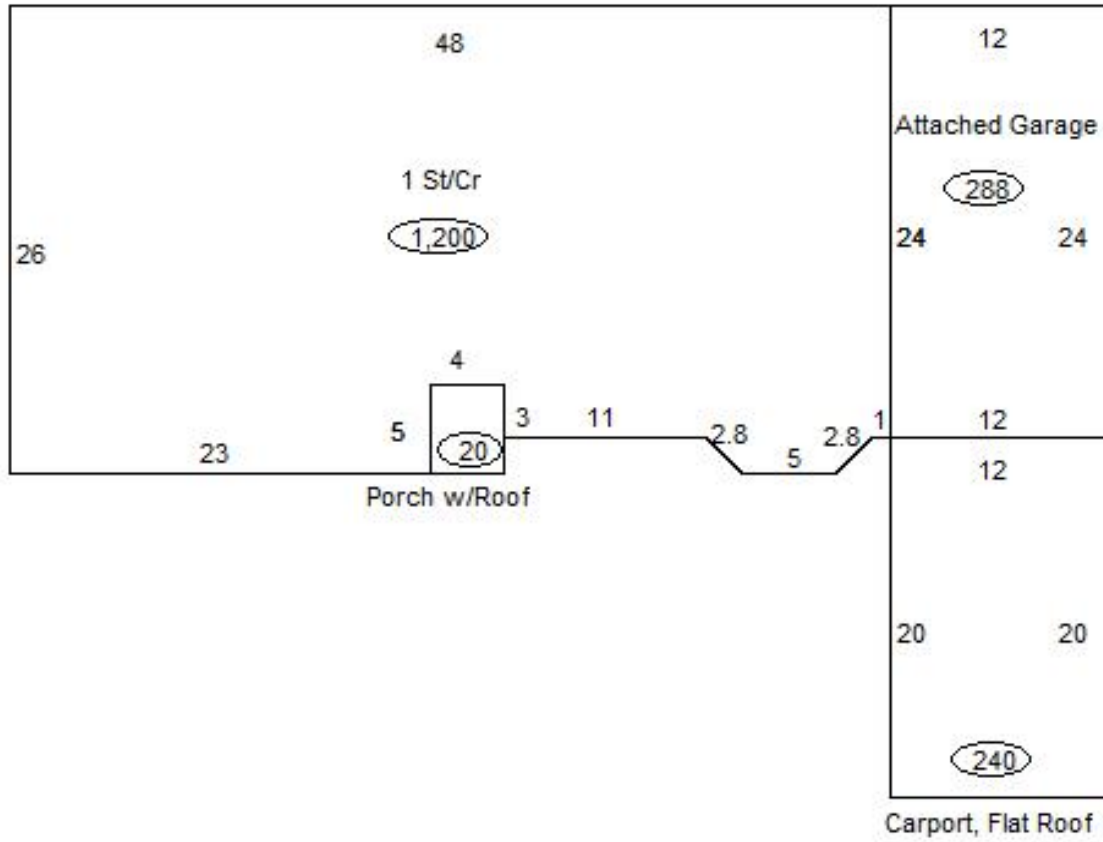
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Sketch Image

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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	1,200	1.000	1,200
2	G	1		13	Attached Garage	288	1.000	288
3	M	PRCH		13	SLBC	20	1.000	20
4	G	4		13	Carport, Flat Roof	240	1.000	240
Total Building Area						1,200		1,200