



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 18:11:19
Page 1

Assessment Data					Primary Image														
Account 660003173 Parcel ID 000000-00-0-10240-001-0002 Cadastral ID 04-21-16-03550 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 312035 COPELAND, JANET M 328 E 17TH ST CLAREMORE OK 74017-0000 Parcel Location Situs 00328 E 17TH ST N Subdivision MARLAR Lot/Block 0002 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 4 / 21 / 16 / 5 Neighborhood 1172 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS					<p>\\tsclient\T\TOMMY DUNLAP\New folder (167)\IMG_0096.JPG 4/10/2023</p>														
Legal Description Lat/Long: 36.32532577 -95.59767389																			
LOT 2 BLOCK 1 MARLAR					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> </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	2395/396	LUELLEN, BARBARA A	04/09/2014	123,000	YES										
H	Homestead	No	1,000		2059/643	HOOS, EDYTHE ESTATE	09/18/2009	117,000	YES										
					1332/290	BALESTRERI FAMILY TRUST	11/08/2001	100,500	YES										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax										
Remove Cap	2015		Land Value	57,639	42,537	11%	4,679	Assessed	15,572 1,439.32										
Year Frozen	0		Improvements	99,024	99,024		10,893	Penalty	0										
Uncapped Value	0		Mobile Home	0	0		0	Exemption	1,000 -92.00										
TIF Project ID	0		Total Value	156,663	141,561		15,572	Total Taxable	14,572 1,347.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660003173	COPELAND, JANET M			17	155,599	1000	14,119	1,305.00										
2024	2024-660003173	COPELAND, JANET M			17	170,714	1000	13,677	1,264.00										
2023	2023-660003173	COPELAND, JANET M			17	143,687	1000	13,251	1,214.00										
2022	2022-660003173	COPELAND, JANET M			17	125,776	1000	12,835	1,188.00										
2021	2021-660003173	COPELAND, JANET M			17	134,962	1000	13,846	1,223.00										
2020	2020-660003173	COPELAND, JANET M			17	135,998	1000	13,721	1,256.00										
2019	2019-660003173	COPELAND, JANET M			17	129,927	1000	13,292	1,231.00										
2018	2018-660003173	COPELAND, JANET M			17	134,977	1000	13,847	1,279.00										
2017	2017-660003173	COPELAND, JANET M			17	133,931	1000	13,732	1,261.00										
2016	2016-660003173	COPELAND, JANET M			17	130,755	1000	13,383	1,256.00										
2015	2015-660003173	COPELAND, JANET M			17	126,990	1000	12,969	1,170.00										
2014	2014-660003173	COPELAND, JANET M			17	119,801	0	13,003	1,206.00										
2013	2013-660003173	LUELLEN, BARBARA A			17	113,852	1000	11,384	1,042.00										



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 18:11:19
Page 2

Lot Data		Square-Foot - NBHD 1172 #1	
Lot Size			
Lot Count	1		
Units Buildable	1		
Non-Ag Acres	0.2569		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	11,192.00 x 5.15 = 57,639		
Factor Value			
Adjustments	1.0000		
Lot Value	57,639		



\\tsclient\T\TOMMY DUNLAP\New folder (167)\IMG_0096.JPG 4/10/2023

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,485 / 1,485
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,485
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	552 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1968 / 44

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	156,809	105.60	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	208,640		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	99.99	Total Misc Impr	+	10,078			
Roofing Adj	+ 4.23	Garage Cost	+	14,821			
Subfloor Adj	+ -1.10	Total RCN	=	205,505			
Heat/Cool Adj	+ 11.47	Depreciation (52%)	-	106,863			
Plumbing Adj	+ 7.03	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	98,642			
Adj Base Cost	= 121.62	Lot Value	+	57,639			
Total Area	x 1,485	Indicated Value	=	156,281			
Adjusted Cost	= 180,606	Value Per SqFt		105.24			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	98,642		
Lot Value	57,639		
Indicated Value	156,281	105.24	Per SqFt
Agland Value			
Site Improvements	382		
Total Value	156,663	105.50	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	5,095.98		5,096
PATO	SLAB PORCH - OPEN	8124		360	360	8.24		2,966
PRCH	SLAB PORCH - COVERED	8125		12x7	84	24.00		2,016



Rogers

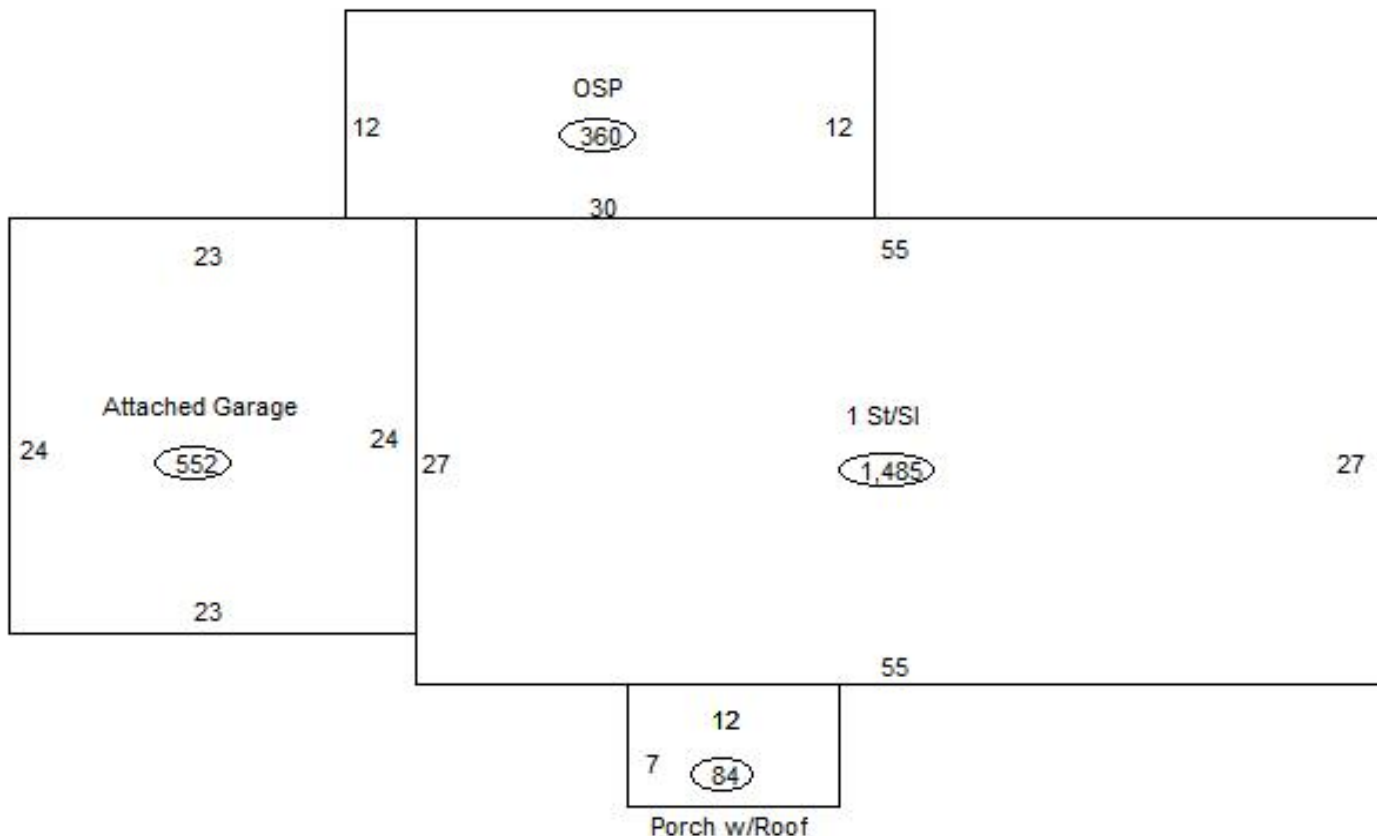
Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 18:11:19
 Page 3

Sketch Image

660003173



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,485	1.000	1,485
2	G	1		13	Attached Garage	552	1.000	552
3	M	PATO		13	Open Slab	360	1.000	360
4	M	PRCH		13	SLBC	84	1.000	84
Total Building Area						1,485		1,485



Rogers


Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 18:11:20
Page 4

660003173

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	12x8x0			96
	Qual	2	Cond	Year	2019	Eff Age
Valuation Summary		Modifier Total		RCN	Depr (15% Phys/ % Func)	RCNLD
Base Cost (4.68 x 96)		449		449	67	382