



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 660003174 Parcel ID 000000-00-0-10240-001-0003 Cadastral ID 04-21-16-03560 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 309994 HONEYCUTT, FRANCES K 324 E 17TH ST CLAREMORE OK 74017-0000 Parcel Location Situs 00324 E 17TH ST N Subdivision MARLAR Lot/Block 0003 / 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_0095.JPG 4/10/2023</p>														
Legal Description Lat/Long: 36.32529592 -95.59790485																			
LOT 3 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	2336/484	DIRICKSON, JOHN C &	06/21/2013	120,000	YES										
					2216/377	DIRICKSON, JOHN CLABE	12/20/2011	0	4										
					1429/257	DIRICKSON, MARJORIE-M-TRUSTEE	12/05/2002	0	4										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax										
Remove Cap	2014		Land Value 58,087	35,145	11%	3,866	Assessed	16,085	1,486.74										
Year Frozen	0		Improvements 129,487	111,078		12,219	Penalty	0											
Uncapped Value	0		Mobile Home 0	0		0	Exemption	1,000	-93.00										
TIF Project ID	0		Total Value 187,574	146,223		16,085	Total Taxable	15,085	1,394.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660003174	HONEYCUTT, FRANCES K			17	186,109	1000	14,616	1,351.00										
2024	2024-660003174	HONEYCUTT, FRANCES K			17	175,848	1000	14,162	1,309.00										
2023	2023-660003174	HONEYCUTT, FRANCES K			17	147,923	1000	13,720	1,257.00										
2022	2022-660003174	HONEYCUTT, FRANCES K			17	129,921	1000	13,291	1,230.00										
2021	2021-660003174	HONEYCUTT, FRANCES K			17	131,851	1000	13,504	1,192.00										
2020	2020-660003174	HONEYCUTT, FRANCES K			17	133,125	1000	13,354	1,223.00										
2019	2019-660003174	HONEYCUTT, FRANCES K			17	126,693	1000	12,936	1,198.00										
2018	2018-660003174	HONEYCUTT, FRANCES K			17	134,082	1000	13,749	1,270.00										
2017	2017-660003174	HONEYCUTT, FRANCES K			17	133,043	0	14,635	1,344.00										
2016	2016-660003174	HONEYCUTT, FRANCES K			17	129,906	0	14,290	1,341.00										
2015	2015-660003174	HONEYCUTT, FRANCES K			17	126,149	0	13,876	1,251.00										
2014	2014-660003174	HONEYCUTT, FRANCES K			17	129,969	0	14,297	1,326.00										
2013	2013-660003174	HONEYCUTT, FRANCES K			17	135,001	0	12,623	1,155.00										



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Lot Data	Square-Foot - NBHD 1172 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	0.2589	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	11,279.00 x 5.15 = 58,087	
Factor Value		
Adjustments	1.0000	
Lot Value	58,087	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	R3 Res Nbhd 3
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,015 / 2,015
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,015
Fixture/RghIn	10 /
Bed/F/H Bath	2 / 2.5 /
Basement Area	
Garage Type	440 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1968 / 44

Cost Approach				Manual : 01/2025			
Base Cost	100.73	Total Misc Impr	+	11,230			
Roofing Adj	+ 4.26	Garage Cost	+	12,487			
Subfloor Adj	+ -1.09	Total RCN	=	269,063			
Heat/Cool Adj	+ 11.47	Depreciation (52%)	-	139,913			
Plumbing Adj	+ 6.39	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	129,150			
Adj Base Cost	= 121.76	Lot Value	+	58,087			
Total Area	x 2,015	Indicated Value	=	187,237			
Adjusted Cost	= 245,346	Value Per SqFt		92.92			

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
PRCH	SLAB PORCH - COVERED	8128		7x3	21	24.20		508
PRCH	SLAB PORCH - COVERED	8129		20x12	240	23.44		5,626

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	179,268	88.97	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	7		
Indicated Value	192,700		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	129,150		
Lot Value	58,087		
Indicated Value	187,237	92.92	Per SqFt
Agland Value			
Site Improvements	337		
Total Value	187,574	93.09	Total Value Per SqFt



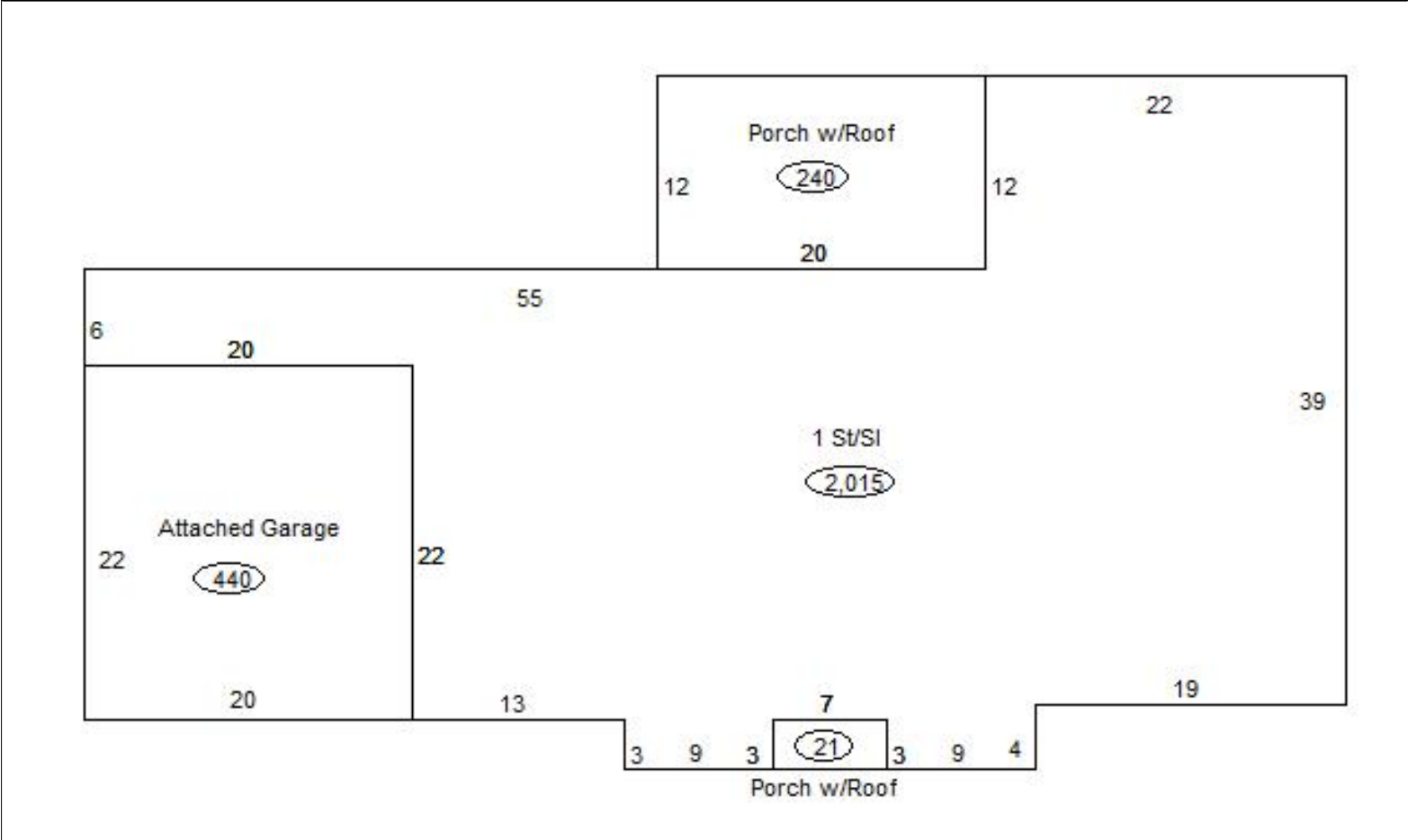
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	2,015	1.000	2,015
2	G	1		13	Attached Garage	440	1.000	440
3	M	PRCH		13	SLBC	21	1.000	21
4	M	PRCH		13	SLBC	240	1.000	240
Total Building Area						2,015		2,015



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	12x10x0			120
	Qual	2	Cond	Year	2019	Eff Age
Valuation Summary		Modifier Total	RCN	Depr (40% Phys/ % Func)		RCNLD
Base Cost (4.68 x 120)		562		562	225	337