



# 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> 660003175 <b>Parcel ID</b> 000000-00-0-10240-001-0004 <b>Cadastral ID</b> 04-21-16-03570 <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> 281548 BEASTON, JANET G  TRUSTEE 320 E 17TH ST CLAREMORE OK 74017-0000  <b>Parcel Location</b> <b>Situs</b> 00320 E 17TH ST N <b>Subdivision</b> MARLAR <b>Lot/Block</b> 0004 / 0001 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 4 / 21 / 16 / 5 <b>Neighborhood</b> 1172 - R-V01-SW CLAREMORE <b>School District</b> S001 - CLAREMORE SCHOOLS					<p>\\tsclient\T\TOMMY DUNLAP\New folder (167)\IMG_0091.JPG 4/10/2023</p>														
<b>Legal Description</b> Lat/Long: 36.32530368 -95.59824567																			
LOT 4 BLOCK 1 MARLAR					<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> </td> <td> </td> <td> </td> <td> </td> <td> </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>										
H	Homestead	Yes	1,000	1,000	1435/552	KEETER, OPAL	12/20/2002	91,500	7										
<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>										
Remove Cap	2003		Land Value 57,067	30,041	11%	3,305	Assessed	10,065	930.31										
Year Frozen	2005		Improvements 116,748	61,459		6,760	Penalty	0											
Uncapped Value	0		Mobile Home 0	0		0	Exemption	1,000	-92.00										
TIF Project ID	0		Total Value 173,815	91,500		10,065	Total Taxable	9,065	838.00										
<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	2025-660003175	BEASTON, JANET G			17	172,512	1000	9,065	838.00										
2024	2024-660003175	BEASTON, JANET G			17	177,113	1000	9,065	838.00										
2023	2023-660003175	BEASTON, JANET G			17	147,329	1000	9,065	830.00										
2022	2022-660003175	BEASTON, JANET G			17	127,320	1000	9,065	839.00										
2021	2021-660003175	BEASTON, JANET G			17	130,700	1000	9,065	800.00										
2020	2020-660003175	BEASTON, JANET G			17	128,732	1000	9,065	830.00										
2019	2019-660003175	BEASTON, JANET G			17	125,808	1000	9,065	840.00										
2018	2018-660003175	BEASTON, JANET G			17	132,818	1000	9,065	838.00										
2017	2017-660003175	BEASTON, JANET G			17	131,792	1000	9,065	833.00										
2016	2016-660003175	BEASTON, JANET G			17	128,693	1000	9,065	851.00										
2015	2015-660003175	BEASTON, JANET G			17	127,731	1000	9,065	818.00										
2014	2014-660003175	BEASTON, JANET G			17	128,690	1000	9,065	841.00										
2013	2013-660003175	BEASTON, JANET G			17	121,982	1000	9,065	830.00										



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Lot Data	Square-Foot - NBHD 1172 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	0.2544	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	11,081.00 x 5.15 = 57,067	
Factor Value		
Adjustments	1.0000	
Lot Value	57,067	

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	1,745 / 1,745
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,745
Fixture/RghIn	10 /
Bed/F/H Bath	3 / 2.5 /
Basement Area	
Garage Type	462 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1969 / 43

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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	165,183	94.66	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	208,360		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	116,748		
Lot Value	57,067		
Indicated Value	173,815	99.61	Per SqFt
Agland Value			
Site Improvements			
Total Value	173,815	99.61	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	103.63	Total Misc Impr	+	5,966			
Roofing Adj	+ 4.38	Garage Cost	+	12,931			
Subfloor Adj	+ -1.15	Total RCN	=	238,261			
Heat/Cool Adj	+ 11.47	Depreciation ( 51%)	-	121,513			
Plumbing Adj	+ 7.38	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	116,748			
Adj Base Cost	= 125.71	Lot Value	+	57,067			
Total Area	x 1,745	Indicated Value	=	173,815			
Adjusted Cost	= 219,364	Value Per SqFt		99.61			

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	8132	6x6		36	24.16		870
SHLT	STORM SHELTER			1	2016	0.00		



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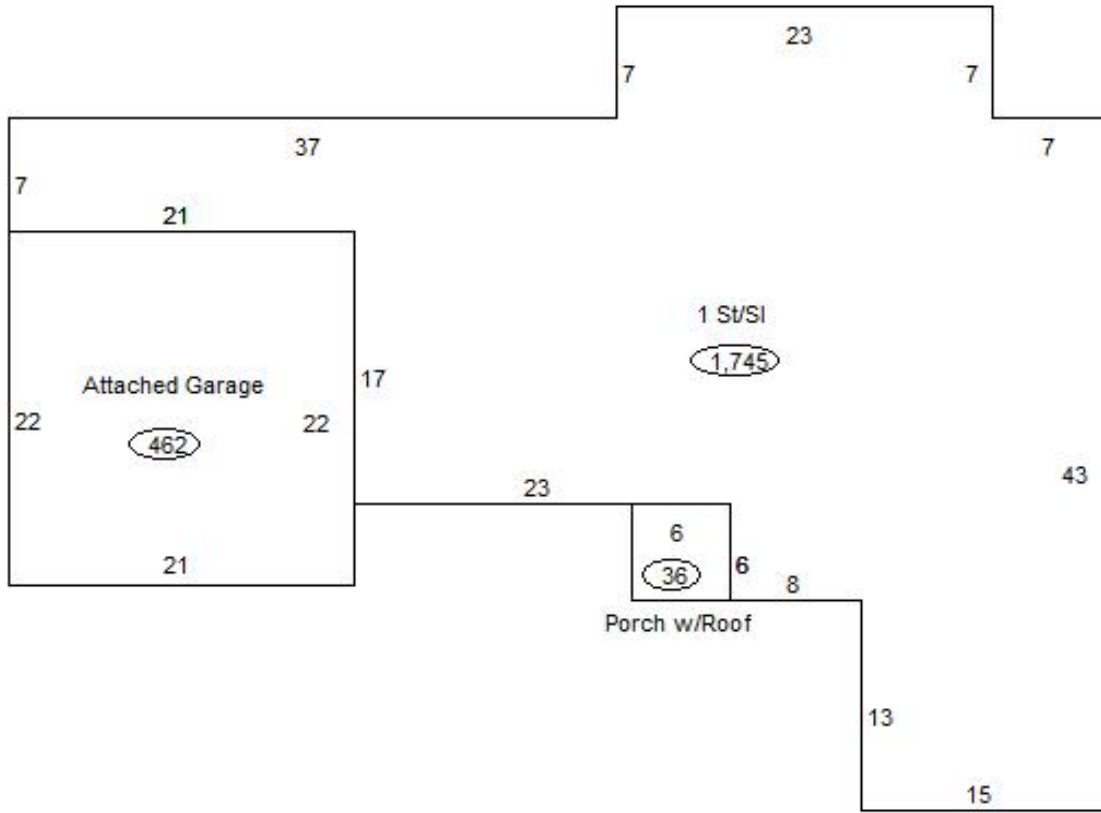
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### Sketch Image

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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	1,745	1.000	1,745
2	G	1		13	Attached Garage	462	1.000	462
3	M	PRCH		13	SLBC	36	1.000	36
<b>Total Building Area</b>						1,745		1,745



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	0x0x0			
	Qual	2	Cond	Year	Eff Age	
<b>Valuation Summary</b>			<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (0% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (4.68 x )				