



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 660003185 Parcel ID 000000-00-0-10240-002-0003 Cadastral ID 04-21-16-03670 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 308661 BLAND, JOHN E & JOYCE E TRUSTEES 325 E 17TH ST CLAREMORE OK 74017-0000 Parcel Location Situs 00325 E 17TH ST N Subdivision MARLAR Lot/Block 0003 / 0002 Parcel Size 1 - Lots Sec/Twn/Rng 4 / 21 / 16 / 5 Neighborhood 1172 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS																																																						
Legal Description Lat/Long: 36.32485579 -95.59796311										Building Permits																																												
LOT 3 BLOCK 2 MARLAR					<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																																								
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Exemptions					Sale History																																																	
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code																																													
H	Homestead	Yes	1,000	1,000	2473/779	BUETTNER, BARBARA A	05/11/2015	152,000	YES																																													
H	Homestead	No	1,000		2415/889	MINICH, THELMA K &	07/14/2014	0	4																																													
					1982/339	RITCHIE, WILLIAM D &	09/30/2008	152,000	YES																																													
					1280/139	PHILLIPS, LOUISE M TRUSTEE	03/30/2001	85,000	YES																																													
Parcel Valuation					<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>2016</td> <td>Land Value</td> <td>58,138</td> <td>46,653</td> <td>11%</td> <td>5,132</td> <td>Assessed</td> <td>18,832 1,740.64</td> </tr> <tr> <td>Year Frozen</td> <td>2010</td> <td>Improvements</td> <td>127,704</td> <td>124,543</td> <td></td> <td>13,700</td> <td>Penalty</td> <td>0</td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home</td> <td>0</td> <td>0</td> <td></td> <td>0</td> <td>Exemption</td> <td>1,000 -93.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value</td> <td>185,842</td> <td>171,196</td> <td></td> <td>18,832</td> <td>Total Taxable</td> <td>17,832 1,648.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax	Remove Cap	2016	Land Value	58,138	46,653	11%	5,132	Assessed	18,832 1,740.64	Year Frozen	2010	Improvements	127,704	124,543		13,700	Penalty	0	Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -93.00	TIF Project ID	0	Total Value	185,842	171,196		18,832	Total Taxable	17,832 1,648.00
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Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-660003185	BLAND, JOHN E & JOYCE E	17	179,054	1000	17,283	1,597.00																																															
2024	2024-660003185	BLAND, JOHN E & JOYCE E	17	200,960	1000	16,750	1,548.00																																															
2023	2023-660003185	BLAND, JOHN E & JOYCE E	17	167,706	1000	16,234	1,487.00																																															
2022	2022-660003185	BLAND, JOHN E & JOYCE E	17	152,106	1000	15,732	1,456.00																																															
2021	2021-660003185	BLAND, JOHN E & JOYCE E	17	160,550	1000	16,661	1,471.00																																															
2020	2020-660003185	BLAND, JOHN E & JOYCE E	17	161,942	1000	16,258	1,489.00																																															
2019	2019-660003185	BLAND, JOHN E & JOYCE E	17	152,323	1000	15,756	1,459.00																																															
2018	2018-660003185	BLAND, JOHN E & JOYCE E	17	161,036	1000	16,714	1,544.00																																															
2017	2017-660003185	BLAND, JOHN E & JOYCE E	17	159,764	1000	16,574	1,522.00																																															
2016	2016-660003185	BLAND, JOHN E & JOYCE E	17	155,727	1000	16,130	1,514.00																																															
2015	2015-660003185	BLAND, JOHN E & JOYCE E	17	150,974	0	16,607	1,498.00																																															
2014	2014-660003185	BUETTNER, BARBARA A	17	153,851	1000	15,243	1,413.00																																															
2013	2013-660003185	MINICH, THELMA K	17	147,660	1000	15,243	1,395.00																																															



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Lot Data	Square-Foot - NBHD 1172 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	0.2592	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	11,289.00 x 5.15 = 58,138	
Factor Value		
Adjustments	1.0000	
Lot Value	58,138	

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	2,003 / 2,003
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	504 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1966 / 45

Cost Approach		Manual : 01/2025	
Base Cost	97.24	Total Misc Impr	+ 13,282
Roofing Adj	+ 4.17	Garage Cost	+ 13,810
Subfloor Adj	+ 1.21	Total RCN	= 266,050
Heat/Cool Adj	+ 11.47	Depreciation (52%)	- 138,346
Plumbing Adj	+ 5.21	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 127,704
Adj Base Cost	= 119.30	Lot Value	+ 58,138
Total Area	x 2,003	Indicated Value	= 185,842
Adjusted Cost	= 238,958	Value Per SqFt	92.78

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	1 Test
Adusted R	0.8445
Indicated Value	182,238 90.98 Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	226,810 Per SqFt

Value Reconciliation	
Selected Approach	Cost Approach
Improvements	127,704
Lot Value	58,138
Indicated Value	185,842 92.78 Per SqFt
Agland Value	
Site Improvements	
Total Value	185,842 92.78 Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	8172	26x5		130	23.84		3,099
PRCH	SLAB PORCH - COVERED	8173	10x10		100	23.95		2,395
PRCH	SLAB PORCH - COVERED	8174	24x14		336	23.18		7,788



Rogers

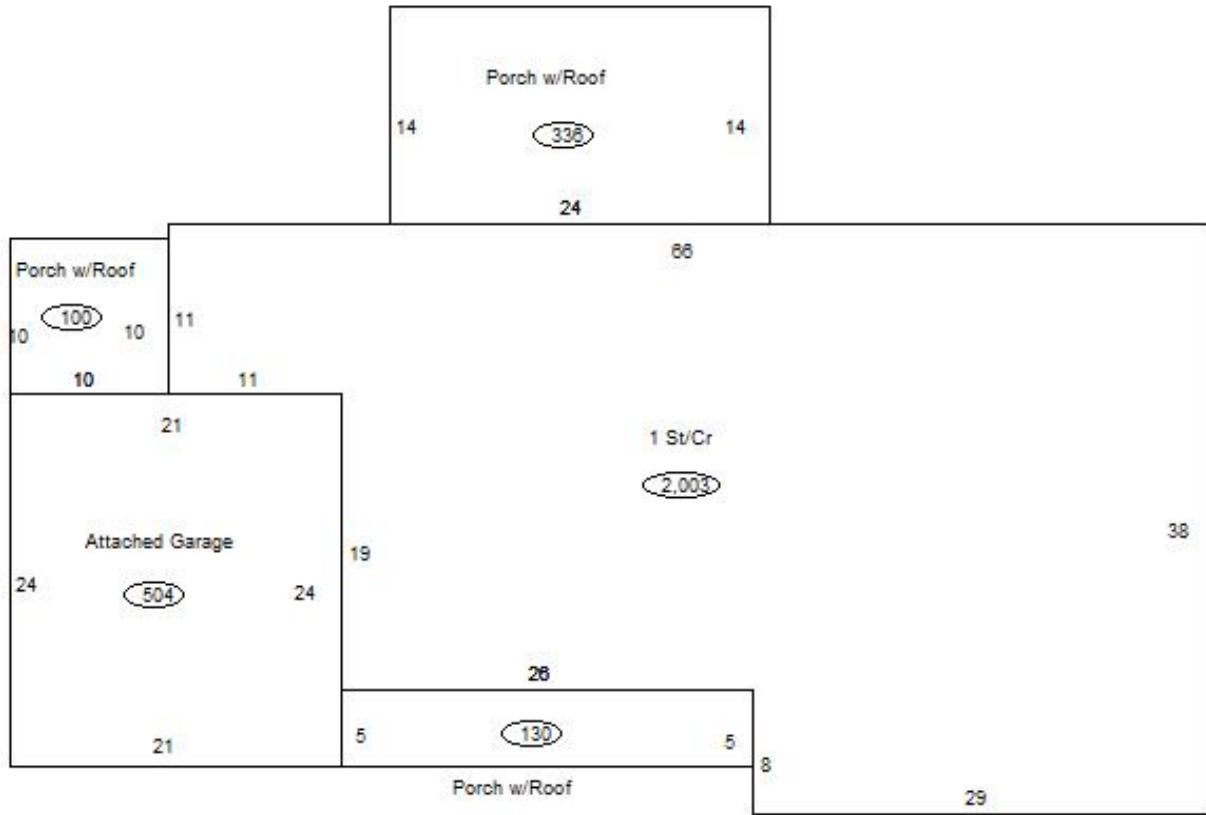
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Sketch Image

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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	2,003	1.000	2,003
2	G	1		13	Attached Garage	504	1.000	504
3	M	PRCH		13	SLBC	130	1.000	130
4	M	PRCH		13	SLBC	100	1.000	100
5	M	PRCH		13	SLBC	336	1.000	336
Total Building Area						2,003		2,003



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Outbuildings/Site Improvements

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