




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 660003188 Parcel ID 000000-00-0-10240-002-0006 Cadastral ID 04-21-16-03700 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 284269 LEAVER, KAREN E TRUSTEE 313 E 17TH ST CLAREMORE OK 74017-0000 Parcel Location Situs 00313 E 17TH ST N Subdivision MARLAR Lot/Block 0006 / 0002 Parcel Size 1 - Lots Sec/Twn/Rng 4 / 21 / 16 / 5 Neighborhood 1172 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS					 <p style="text-align: right; color: orange;">04/10/2023</p> <p>\\tsclient\T\TOMMY DUNLAP\New folder (167)\IMG_0070.JPG 4/10/2023</p>														
Legal Description Lat/Long: 36.32483283 -95.59886638																			
LOT 6 BLOCK 2 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	2725/553	LEAVER, KAREN E	07/24/2018	0	4										
					1555/109	WOOD, GEORGE T & EMMA L	12/24/2003	97,000	YES										
					1331/112	KELLEY, MARTHA ALICE-TRUSTEE RI	10/24/2001	95,000	YES										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax										
Remove Cap	2005		Land Value 58,190	33,894	11%	3,728	Assessed	14,891	1,376.38										
Year Frozen	0		Improvements 108,846	101,478		11,163	Penalty	0											
Uncapped Value	0		Mobile Home 0	0		0	Exemption	1,000	-92.00										
TIF Project ID	0		Total Value 167,036	135,372		14,891	Total Taxable	13,891	1,284.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660003188	LEAVER, KAREN E			17	165,733	1000	13,458	1,244.00										
2024	2024-660003188	LEAVER, KAREN E			17	170,111	1000	13,036	1,205.00										
2023	2023-660003188	LEAVER, KAREN E			17	141,993	1000	12,627	1,157.00										
2022	2022-660003188	LEAVER, KAREN E			17	120,278	1000	12,231	1,132.00										
2021	2021-660003188	LEAVER, KAREN E			17	122,208	1000	12,443	1,099.00										
2020	2020-660003188	LEAVER, KAREN E			17	123,374	1000	12,240	1,121.00										
2019	2019-660003188	LEAVER, KAREN E			17	116,861	1000	11,855	1,098.00										
2018	2018-660003188	LEAVER, KAREN E			17	123,415	1000	12,576	1,162.00										
2017	2017-660003188	LEAVER, KAREN E			17	122,473	1000	12,472	1,145.00										
2016	2016-660003188	LEAVER, KAREN E			17	119,653	1000	12,162	1,142.00										
2015	2015-660003188	LEAVER, KAREN E			17	118,861	1000	12,075	1,089.00										
2014	2014-660003188	LEAVER, KAREN E			17	122,366	1000	12,137	1,125.00										
2013	2013-660003188	LEAVER, KAREN E			17	115,953	1000	11,755	1,076.00										



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Lot Data	Square-Foot - NBHD 1172 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	0.2594	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	11,299.00 x 5.15 = 58,190	
Factor Value		
Adjustments	1.0000	
Lot Value	58,190	

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	1,675 / 1,675
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,675
Fixture/RghIn	8 /
Bed/F/H Bath	2 / 2.0 /
Basement Area	
Garage Type	504 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1968 / 44



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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	164,074	97.95	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	210,600		Per SqFt

Cost Approach				Manual : 01/2025	
Base Cost	104.58	Total Misc Impr	+	2,071	
Roofing Adj	+ 4.42	Garage Cost	+	13,810	
Subfloor Adj	+ -1.15	Total RCN	=	226,177	
Heat/Cool Adj	+ 11.47	Depreciation (52%)	-	117,612	
Plumbing Adj	+ 6.23	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	108,565	
Adj Base Cost	= 125.55	Lot Value	+	58,190	
Total Area	x 1,675	Indicated Value	=	166,755	
Adjusted Cost	= 210,296	Value Per SqFt		99.56	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	108,565		
Lot Value	58,190		
Indicated Value	166,755	99.56	Per SqFt
Agland Value			
Site Improvements	281		
Total Value	167,036	99.72	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	8187	5x2		10	24.24		242
PATO	SLAB PORCH - OPEN	144938	18x10		180	10.16		1,829

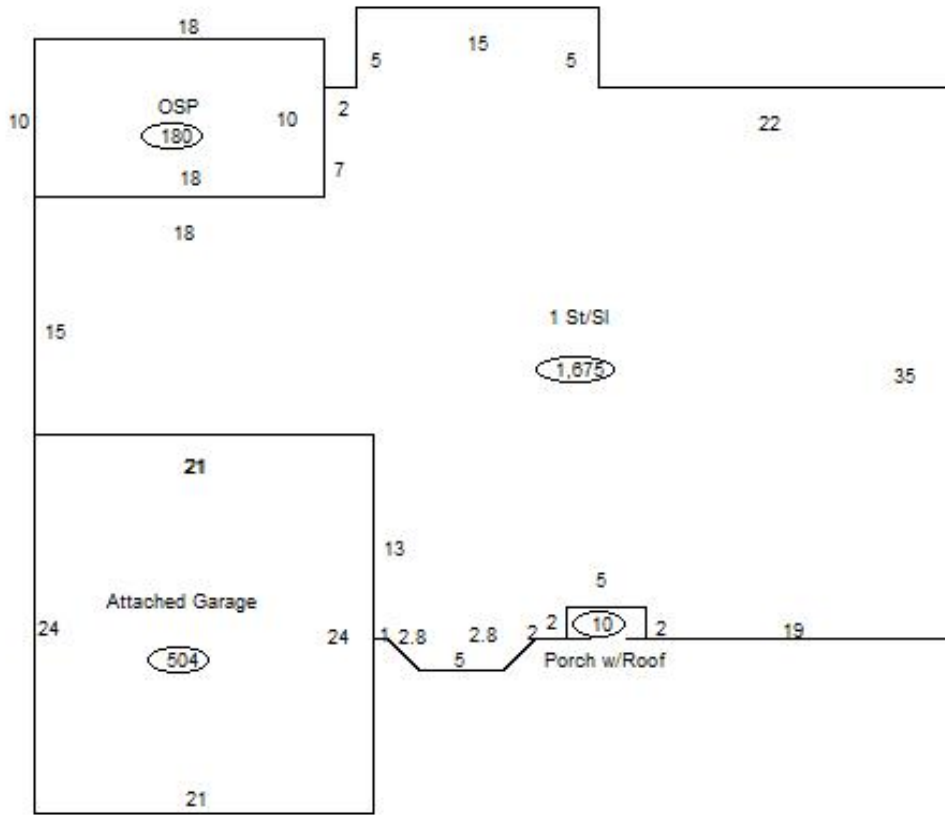


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Sketch Image

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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/Sl	1,675	1.000	1,675
2	G	1		13	Attached Garage	504	1.000	504
3	M	PRCH		13	SLBC	10	1.000	10
4	M	PATO		13	Open Slab	180	1.000	180
Total Building Area						1,675		1,675



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF STG FAIR		10x10x0			100
	Qual 2	Cond	Year 2019	Eff Age		
Valuation Summary		Modifier Total	RCN	Depr (40% Phys/ % Func)	RCNLD	
Base Cost (4.68 x 100)		468		468	187	281
	STF STG FAIR		0x0x0			
	Qual 2	Cond	Year	Eff Age		
Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD	
Base Cost (4.68 x)						