



# 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> 660003203 <b>Parcel ID</b> 000000-00-0-10240-003-0003 <b>Cadastral ID</b> 04-21-16-03850 <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> 313632 RUTTER, JOYCE  325 E 16TH ST CLAREMORE OK 74017-0000  <b>Parcel Location</b> <b>Situs</b> 00325 E 16TH ST N <b>Subdivision</b> MARLAR <b>Lot/Block</b> 0003 / 0003 <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 (168)\IMG_0001.JPG 4/12/2023</p>														
<b>Legal Description</b> Lot/Long: 36.32405647 -95.59793750																			
LOT 3 BLOCK 3 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	2435/104	ROBERTSON, MARGARET B	10/28/2014	125,000	YES										
<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	2015	<b>Land Value</b>	59,287	43,962	11%	4,836	<b>Assessed</b>	17,102	1,580.74										
Year Frozen	2015	<b>Improvements</b>	150,377	111,506		12,266	<b>Penalty</b>	0											
Uncapped Value	0	<b>Mobile Home</b>	0	0		0	<b>Exemption</b>	1,000	-93.00										
TIF Project ID	0	<b>Total Value</b>	209,664	155,468		17,102	<b>Total Taxable</b>	16,102	1,488.00										
<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	2025-660003203	RUTTER, JOYCE			17	205,011	1000	16,102	1,488.00										
2024	2024-660003203	RUTTER, JOYCE			17	219,626	1000	16,102	1,488.00										
2023	2023-660003203	RUTTER, JOYCE			17	180,479	1000	16,101	1,475.00										
2022	2022-660003203	RUTTER, JOYCE			17	159,908	1000	16,102	1,491.00										
2021	2021-660003203	RUTTER, JOYCE			17	161,816	1000	16,102	1,422.00										
2020	2020-660003203	RUTTER, JOYCE			17	159,250	1000	16,101	1,474.00										
2019	2019-660003203	RUTTER, JOYCE			17	155,468	1000	16,101	1,491.00										
2018	2018-660003203	RUTTER, JOYCE			17	164,554	1000	16,497	1,524.00										
2017	2017-660003203	RUTTER, JOYCE			17	163,227	1000	16,497	1,515.00										
2016	2016-660003203	RUTTER, JOYCE			17	159,068	1000	16,497	1,548.00										
2015	2015-660003203	RUTTER, JOYCE			17	160,064	1000	16,607	1,498.00										
2014	2014-660003203	ROBERTSON, MARGARET B			17	161,380	1000	8,846	820.00										
2013	2013-660003203	ROBERTSON, MARGARET B			17	152,866	1000	8,846	809.00										



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Lot Data		Square-Foot - NBHD 1172 #1	
Lot Size			
Lot Count	1		
Units Buildable	1		
Non-Ag Acres	0.2643		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	11,512.00 x 5.15 = 59,287		
Factor Value			
Adjustments	1.0000		
Lot Value	59,287		



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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	80% Veneer, Masonry 20% Frame, Siding, Vinyl
Base/Total Area	2,386 / 2,386
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	10 /
Bed/F/H Bath	3 / 2.5 /
Basement Area	
Garage Type	620 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1965 / 46

### GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

### Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	215,272 90.22 Per SqFt

### Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	264,000 Per SqFt

### Value Reconciliation

Selected Approach	Cost Approach
Improvements	150,377
Lot Value	59,287
Indicated Value	209,664 87.87 Per SqFt
Agland Value	
Site Improvements	
Total Value	209,664 87.87 Total Value Per SqFt

### Cost Approach Manual : 01/2025

Base Cost	95.59	Total Misc Impr	+	22,964
Roofing Adj	+ 4.12	Garage Cost	+	16,250
Subfloor Adj	+ 1.09	Total RCN	=	319,951
Heat/Cool Adj	+ 11.47	Depreciation ( 53%)	-	169,574
Plumbing Adj	+ 5.39	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	150,377
Adj Base Cost	= 117.66	Lot Value	+	59,287
Total Area	x 2,386	Indicated Value	=	209,664
Adjusted Cost	= 280,737	Value Per SqFt		87.87

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
SHLT	STORM SHELTER	0		1 2011	1	0.00		
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,095.98		5,096
PRCH	SLAB PORCH - COVERED	8241	142		142	23.79		3,378
EPSW	ENCLOSED PORCH - SOLID WALL	8242	235		235	61.66		14,490



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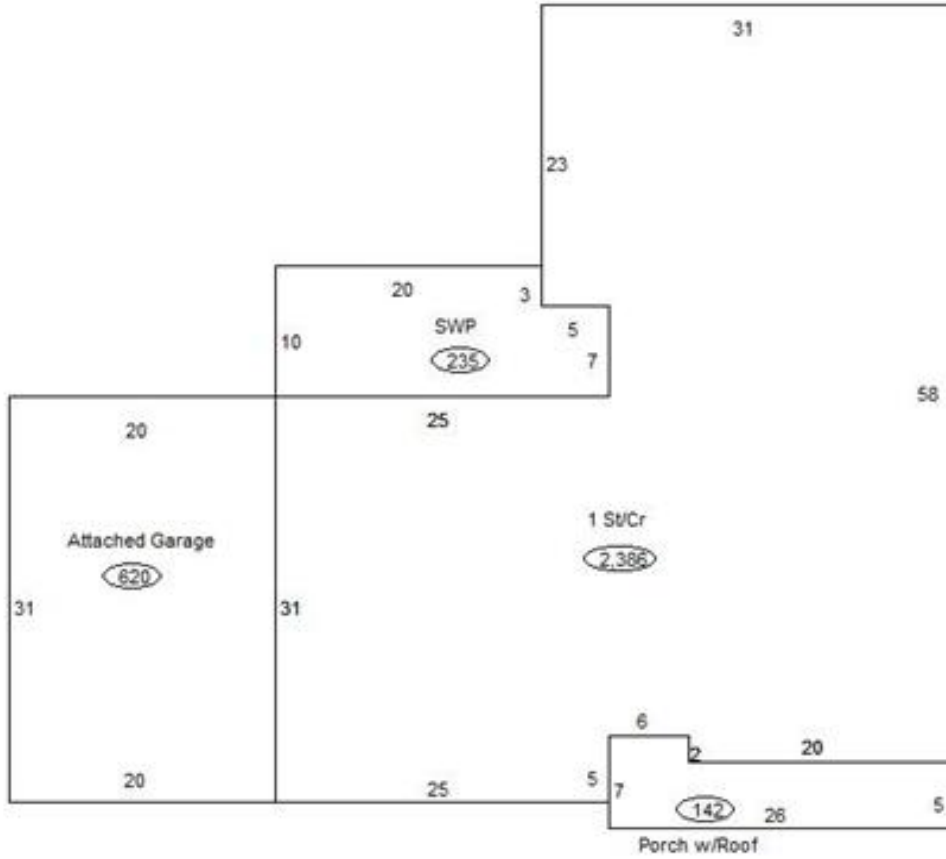
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Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	2,386	1.000	2,386
2	G	1		13	Attached Garage	620	1.000	620
3	M	PRCH		13	SLBC	142	1.000	142
4	M	EPSW		13	EPSW	235	1.000	235
<b>Total Building Area</b>						<b>2,386</b>		<b>2,386</b>



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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 )						