




# 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> 660003206 <b>Parcel ID</b> 000000-00-0-10240-003-0006 <b>Cadastral ID</b> 04-21-16-03880 <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> 329464 LAUSER, CHRISTOPHER A & VICTORIA BROOKE  313 E 16TH ST CLAREMORE OK 74017-0000  <b>Parcel Location</b> <b>Situs</b> 00313 E 16TH ST N <b>Subdivision</b> MARLAR <b>Lot/Block</b> 0006 / 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_0006.JPG 4/12/2023</p>																																																	
<b>Legal Description</b> Lat/Long: 36.32407789 -95.59894773																																																						
LOT 6 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																																								
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<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	No	1,000		/	PIXLEY, PATRICIA A TRUSTEE	11/19/2019	203,500	YES																																													
					908/12	PIXLEY, F W	04/07/1993	0	No																																													
<b>Parcel Valuation</b>					<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>2020</td> <td>Land Value 57,443</td> <td>47,499</td> <td>11%</td> <td>5,225</td> <td>Assessed</td> <td>26,173</td> <td>2,419.17</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements 193,180</td> <td>190,440</td> <td> </td> <td>20,948</td> <td>Penalty</td> <td>0</td> <td> </td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home 0</td> <td>0</td> <td> </td> <td>0</td> <td>Exemption</td> <td>0</td> <td>0.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 250,623</td> <td>237,939</td> <td> </td> <td>26,173</td> <td>Total Taxable</td> <td>26,173</td> <td>2,419.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax	Remove Cap	2020	Land Value 57,443	47,499	11%	5,225	Assessed	26,173	2,419.17	Year Frozen	0	Improvements 193,180	190,440		20,948	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00	TIF Project ID	0	Total Value 250,623	237,939		26,173	Total Taxable	26,173	2,419.00
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<b>Assessment History</b>																																																						
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-660003206	LAUSER, CHRISTOPHER A &	17	240,862	0	24,927	2,304.00																																															
2024	2024-660003206	LAUSER, CHRISTOPHER A &	17	250,670	0	23,740	2,194.00																																															
2023	2023-660003206	LAUSER, CHRISTOPHER A &	17	210,575	0	22,609	2,071.00																																															
2022	2022-660003206	LAUSER, CHRISTOPHER A &	17	195,755	0	21,533	1,993.00																																															
2021	2021-660003206	LAUSER, CHRISTOPHER A &	17	201,282	0	22,141	1,955.00																																															
2020	2020-660003206	LAUSER, CHRISTOPHER A &	17	198,028	0	21,783	1,995.00																																															
2019	2019-660003206	PIXLEY, PATRICIA A TRUSTEE	17	192,794	1000	17,563	1,627.00																																															
2018	2018-660003206	PIXLEY, PATRICIA A TRUSTEE	17	201,405	1000	17,023	1,573.00																																															
2017	2017-660003206	PIXLEY, PATRICIA A TRUSTEE	17	199,732	1000	16,498	1,515.00																																															
2016	2016-660003206	PIXLEY, PATRICIA A TRUSTEE	17	194,579	1000	15,988	1,501.00																																															
2015	2015-660003206	PIXLEY, PATRICIA A TRUSTEE	17	188,410	1000	15,493	1,397.00																																															
2014	2014-660003206	PIXLEY, PATRICIA A TRUSTEE	17	189,898	1000	15,013	1,392.00																																															
2013	2013-660003206	PIXLEY, PATRICIA A TRUSTEE	17	181,050	1000	14,547	1,331.00																																															



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Lot Data		Square-Foot - NBHD 1172 #1	
Lot Size			
Lot Count	1		
Units Buildable	1		
Non-Ag Acres	0.2561		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	11,154.00 x 5.15 = 57,443		
Factor Value			
Adjustments	1.0000		
Lot Value	57,443		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	R3 Res Nbhd 3
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,999 / 2,999
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,999
Fixture/RghIn	10 /
Bed/F/H Bath	3 / 2.5 /
Basement Area	
Garage Type	374 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1967 / 44

### GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

### Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	269,351 89.81 Per SqFt

### Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	7
Indicated Value	301,080 Per SqFt

### Value Reconciliation

Selected Approach	Cost Approach
Improvements	193,180
Lot Value	57,443
Indicated Value	250,623 83.57 Per SqFt
Agland Value	
Site Improvements	
Total Value	250,623 83.57 Total Value Per SqFt

### Cost Approach Manual : 01/2025

Base Cost	100.16	Total Misc Impr	+	6,474
Roofing Adj	+ 4.37	Garage Cost	+	12,910
Subfloor Adj	+ -2.06	Total RCN	=	378,784
Heat/Cool Adj	+ 12.64	Depreciation ( 49%)	-	185,604
Plumbing Adj	+ 4.73	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	193,180
Adj Base Cost	= 119.84	Lot Value	+	57,443
Total Area	x 2,999	Indicated Value	=	250,623
Adjusted Cost	= 359,400	Value Per SqFt		83.57

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	8254	8x4		32	26.83		859



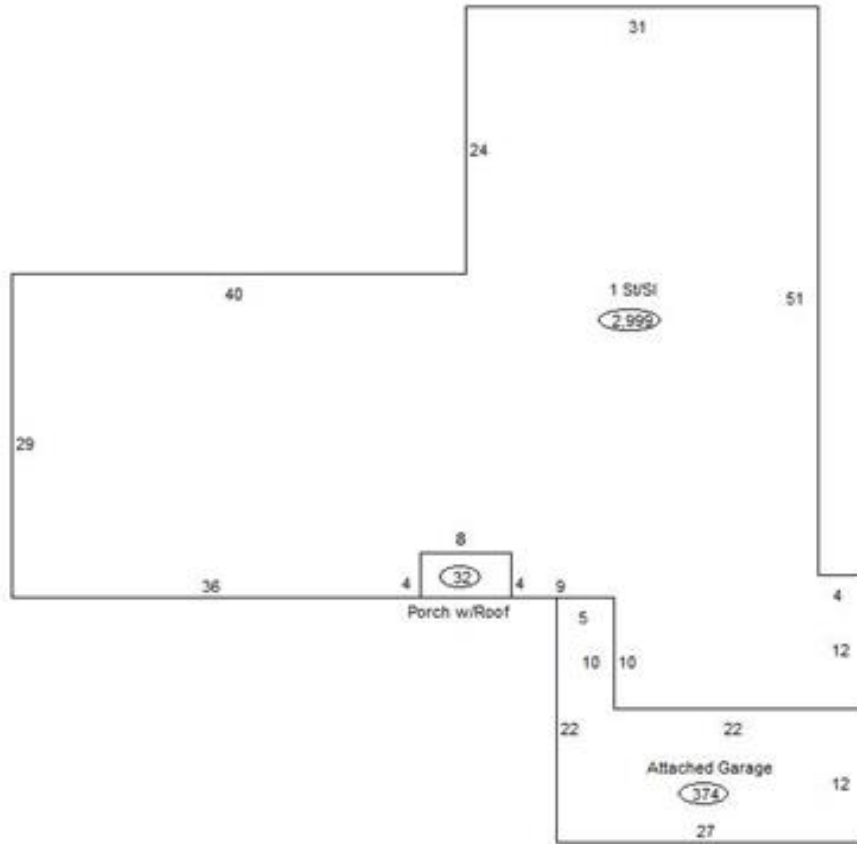
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Sketch Image

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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	2,999	1.000	2,999
2	G	1		13	Attached Garage	374	1.000	374
3	M	PRCH		13	SLBC	32	1.000	32
<b>Total Building Area</b>						2,999		2,999



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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 )				