




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 660003209 Parcel ID 000000-00-0-10240-003-0009 Cadastral ID 04-21-16-03910 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 326136 SUMTER, BARBARA R PO BOX 231 CLAREMORE OK 74018-0000 Parcel Location Situs 00301 E 16TH ST N Subdivision MARLAR Lot/Block 0009 / 0003 Parcel Size 1 - Lots Sec/Twn/Rng 4 / 21 / 16 / 5 Neighborhood 1172 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS					 <p>\\tsclient\T\TOMMY DUNLAP\New folder (168)\IMG_0010.JPG 4/12/2023</p>														
Legal Description Lot/Long: 36.32405804 -95.59990251																			
LOT 9 BLOCK 3 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 colspan="5"> </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	/	LEGATE PROPERTIES LLC	10/25/2018	185,000	YES										
					2642/433	LEGATE, RICHARD A & JAROL A	06/12/2017	0	WB										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax										
Remove Cap	2019	Land Value	68,695	50,647	11%	5,571	Assessed	21,149	1,954.80										
Year Frozen	2019	Improvements	192,083	141,616		15,578	Penalty	0											
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-93.00										
TIF Project ID	0	Total Value	260,778	192,263		21,149	Total Taxable	20,149	1,862.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660003209	SUMTER, BARBARA R			17	247,873	1000	20,149	1,862.00										
2024	2024-660003209	SUMTER, BARBARA R			17	255,634	1000	20,149	1,862.00										
2023	2023-660003209	SUMTER, BARBARA R			17	219,610	1000	20,149	1,846.00										
2022	2022-660003209	SUMTER, BARBARA R			17	202,970	1000	20,149	1,865.00										
2021	2021-660003209	SUMTER, BARBARA R			17	205,007	1000	20,149	1,779.00										
2020	2020-660003209	SUMTER, BARBARA R			17	201,768	1000	20,149	1,845.00										
2019	2019-660003209	SUMTER, BARBARA R			17	185,791	1000	19,437	1,800.00										
2018	2018-660003209	LEGATE PROPERTIES LLC			17	203,065	0	18,420	1,702.00										
2017	2017-660003209	LEGATE PROPERTIES LLC			17	201,371	1000	16,543	1,519.00										
2016	2016-660003209	LEGATE, RICHARD A & JAROL A			17	196,182	1000	16,032	1,505.00										
2015	2015-660003209	LEGATE, RICHARD A & JAROL A			17	189,976	1000	15,536	1,401.00										
2014	2014-660003209	LEGATE, RICHARD A & JAROL A			17	191,486	1000	15,054	1,396.00										
2013	2013-660003209	LEGATE, RICHARD A & JAROL A			17	180,969	1000	14,587	1,335.00										



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Lot Data	Square-Foot - NBHD 1172 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	0.3151	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	13,724.00 x 5.01 = 68,695	
Factor Value		
Adjustments	1.0000	
Lot Value	68,695	

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	2,677 / 2,677
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,677
Fixture/RghIn	7 /
Bed/F/H Bath	3 / 2.5 /
Basement Area	
Garage Type	462 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1965 / 46

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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	278,192	103.92	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	300,800		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	102.19	Total Misc Impr	+	13,759			
Roofing Adj	+ 4.46	Garage Cost	+	15,015			
Subfloor Adj	+ -2.11	Total RCN	=	352,637			
Heat/Cool Adj	+ 12.64	Depreciation (53%)	-	186,898			
Plumbing Adj	+ 3.80	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	165,739			
Adj Base Cost	= 120.98	Lot Value	+	68,695			
Total Area	x 2,677	Indicated Value	=	234,434			
Adjusted Cost	= 323,863	Value Per SqFt		87.57			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	165,739		
Lot Value	68,695		
Indicated Value	234,434	87.57	Per SqFt
Agland Value			
Site Improvements	26,344		
Total Value	260,778	97.41	Total Value Per SqFt

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	8265	20x13		260	26.11		6,789
PATO	SLAB PORCH - OPEN	8266	20x6		120	11.29		1,355



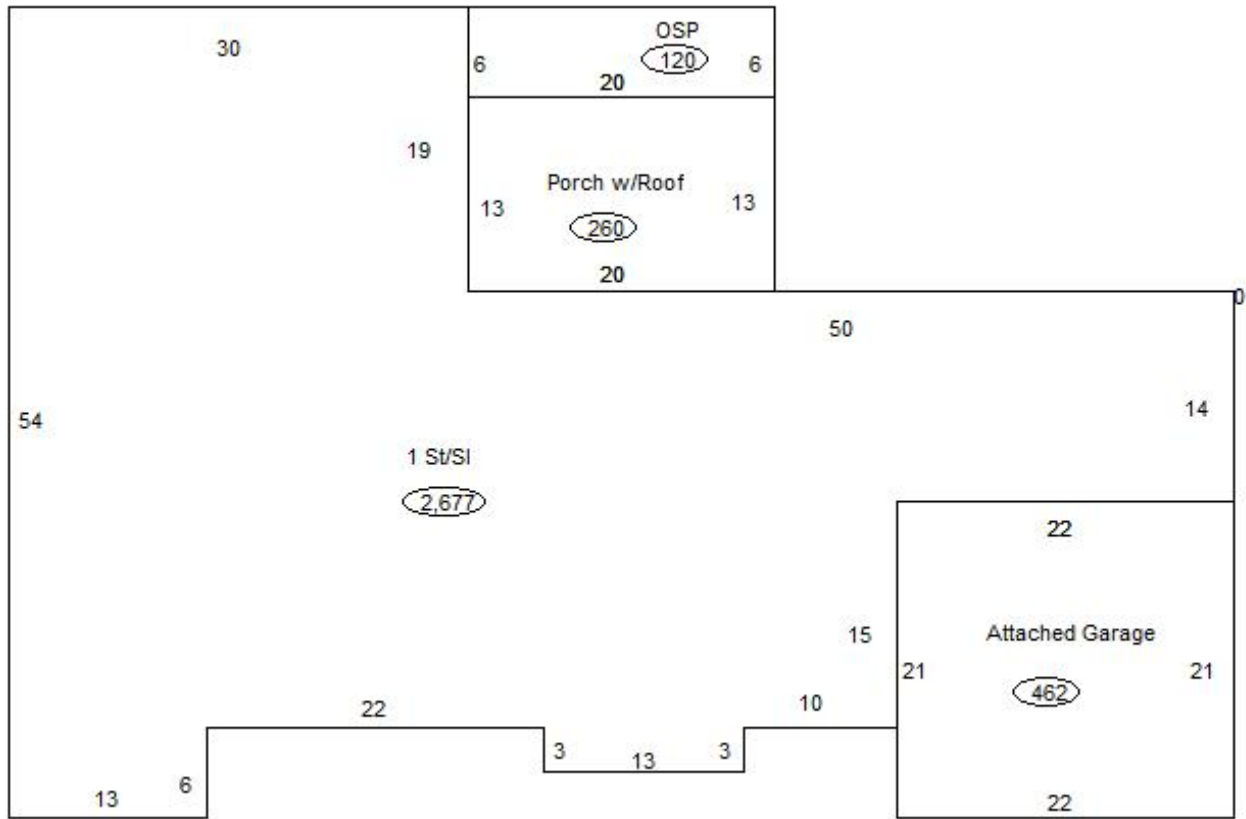
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Sketch Image

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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	2,677	1.000	2,677
2	G	1		13	Attached Garage	462	1.000	462
3	M	PRCH		13	SLBC	260	1.000	260
4	M	PATO		13	Open Slab	120	1.000	120
Total Building Area						2,677		2,677



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	40x20x0			800
	Qual 2	Cond	Year 2019	Eff Age		
		Valuation Summary	Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
		Base Cost (32.93 x 800)	26,344		26,344	26,344