



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 07:22:07
Page 1

Assessment Data					Primary Image																																																																										
Account 660003711 Parcel ID 000000-00-0-00630-001-0017 Cadastral ID 05-21-15-03770 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 7 - OWASSO/LIMESTONE FIRE Name ID 305250 CLARK, RONALD L & ITNA M 5575 E COVEY CT CLAREMORE OK 74019-0000 Parcel Location Situs 05575 S COVEY CT Subdivision QUAIL CREEK AMENDED Lot/Block 0017 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 5 / 21 / 15 / 5 Neighborhood 1107 - R-V04-SW OWASSO School District S021 - OWASSO SCHOOLS					<p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0330\IMG_0034. 3/30/2022</p>																																																																										
Legal Description Lot/Long: 36.32523101 -95.72936458 LOT 17 BLOCK 1 QUAIL CREEK AMENDED																																																																															
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Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																																																								
2025	2025-660003711	CLARK, RONALD L &	7	220,006	0	19,541	2,121.00																																																																								
2024	2024-660003711	CLARK, RONALD L &	7	230,847	0	18,611	2,054.00																																																																								
2023	2023-660003711	CLARK, RONALD L &	7	161,136	0	17,725	1,914.00																																																																								
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2021	2021-660003711	CLARK, RONALD L &	7	155,071	0	17,058	1,894.00																																																																								
2020	2020-660003711	CLARK, RONALD L &	7	155,639	0	17,092	1,895.00																																																																								
2019	2019-660003711	CLARK, RONALD L &	7	147,981	0	16,278	1,806.00																																																																								
2018	2018-660003711	CLARK, RONALD L &	7	151,867	0	16,705	1,794.00																																																																								
2017	2017-660003711	CLARK, RONALD L &	7	150,607	0	16,567	1,795.00																																																																								
2016	2016-660003711	CLARK, RONALD L &	7	146,760	0	16,144	1,751.00																																																																								
2015	2015-660003711	CLARK, RONALD L &	7	142,127	0	15,634	1,706.00																																																																								
2014	2014-660003711	CLARK, RONALD L &	7	141,260	0	15,497	1,704.00																																																																								
2013	2013-660003711	CLARK, RONALD L &	7	134,178	0	14,760	1,594.00																																																																								



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Time 07:22:07
Page 2

Lot Data	Square-Foot - NBHD 1107 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	1.0419	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	45,383.00 x 1.11 = 50,262	
Factor Value		
Adjustments	1.0000	
Lot Value	50,262	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,895 / 1,895
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1996 / 23



\\tsclient\C\Users\Randy Necessary\Pictures\101_0330\IMG_0034. 3/30/2022

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	159,789	84.32	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	
Indicated Value	26,160 Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	171,403		
Lot Value	50,262		
Indicated Value	221,665	116.97	Per SqFt
Agland Value			
Site Improvements			
Total Value	221,665	116.97	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	98.63	Total Misc Impr	+ 11,852				
Roofing Adj	+ 4.22	Garage Cost	+ 0				
Subfloor Adj	+ 1.21	Total RCN	= 244,861				
Heat/Cool Adj	+ 11.47	Depreciation (30%)	- 73,458				
Plumbing Adj	+ 7.43	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 171,403				
Adj Base Cost	= 122.96	Lot Value	+ 50,262				
Total Area	x 1,895	Indicated Value	= 221,665				
Adjusted Cost	= 233,009	Value Per SqFt	116.97				

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,095.98		5,096
PRCH	SLAB PORCH - COVERED	9145		7x4	28	24.18		677
PRCH	SLAB PORCH - COVERED	119602		20x13	260	23.38		6,079



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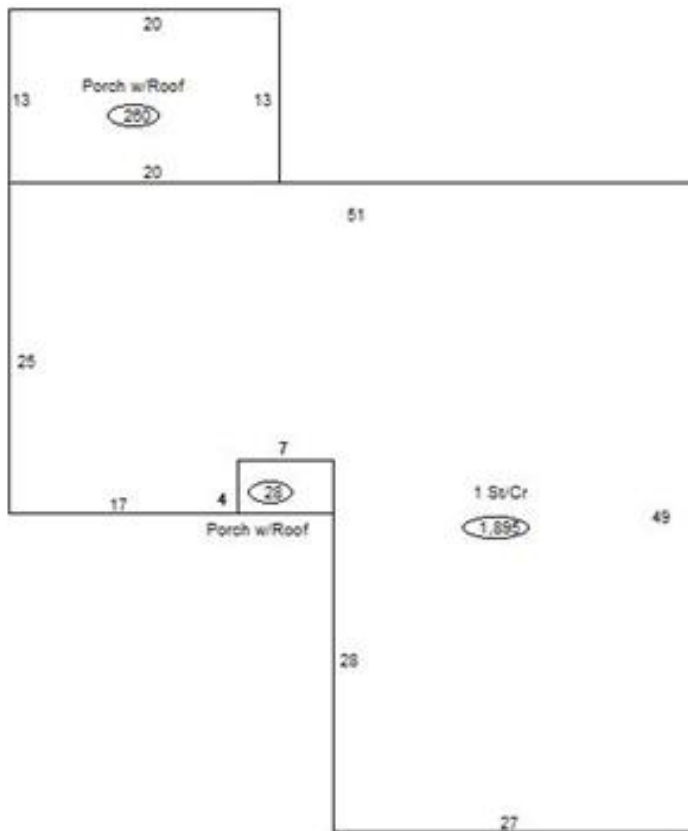
Date 04/18/2026

Time 07:22:07

Page 3

Sketch Image

660003711



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	1,895	1.000	1,895
2	M	PRCH		13	SLBC	28	1.000	28
3	M	PRCH		13	SLBC	260	1.000	260
Total Building Area						1,895		1,895



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 Page 4

660003711

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	0x0x0			
	Qual 2	Cond 3	Year	Eff Age	1520	

Valuation Summary **Modifier Total** **RCN** **Depr (100% Phys/ % Func)** **RCNLD**
 Base Cost (4.68 x)



PCPT	Carport - Portable	0x0x0			
Qual	Cond	Year	Eff Age		

Valuation Summary **Modifier Total** **RCN** **Depr (100% Phys/ % Func)** **RCNLD**
 Base Cost (4.61 x)



STF	STG FAIR	0x0x0			
Qual	Cond	Year	Eff Age		

Valuation Summary **Modifier Total** **RCN** **Depr (100% Phys/ % Func)** **RCNLD**
 Base Cost (4.68 x)