



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 660003721 Parcel ID 000000-00-0-00630-001-0028 Cadastral ID 05-21-15-03870 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 7 - OWASSO/LIMESTONE FIRE Name ID 111884 PHELPS, SANDRA KAY 5734 E HUNTER LANE CLAREMORE OK 74019-0000 Parcel Location Situs 22000 HUNTER LN Subdivision QUAIL CREEK AMENDED Lot/Block 0028 / 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_0064. 3/31/2022</p>														
Legal Description Lat/Long: 36.32411396 -95.72656358																			
LOT 28 BLOCK 1 QUAIL CREEK AMENDED					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	No	1,000		/	PERRY, MICHAEL STEPHEN &	03/13/2019	140,000	WG										
					2262/212	PERRY, M KATHLEEN	08/06/2012	0	4										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.538	Current Tax										
Remove Cap	2020		Land Value 53,855	35,702	11%	3,927	Assessed	14,699	1,595.40										
Year Frozen	0		Improvements 116,328	97,930		10,772	Penalty	0											
Uncapped Value	0		Mobile Home 0	0		0	Exemption	0	0.00										
TIF Project ID	0		Total Value 170,183	133,632		14,699	Total Taxable	14,699	1,595.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660003721	PHELPS, SANDRA KAY			7	166,287	0	13,999	1,519.00										
2024	2024-660003721	PHELPS, SANDRA KAY			7	173,214	0	13,333	1,471.00										
2023	2023-660003721	PHELPS, SANDRA KAY			7	115,438	0	12,698	1,371.00										
2022	2022-660003721	PHELPS, SANDRA KAY			7	111,999	0	12,320	1,383.00										
2021	2021-660003721	PHELPS, SANDRA KAY			7	119,071	0	13,098	1,454.00										
2020	2020-660003721	PHELPS, SANDRA KAY			7	120,225	0	13,225	1,467.00										
2019	2019-660003721	PHELPS, SANDRA KAY			7	129,855	0	13,303	1,476.00										
2018	2018-660003721	PERRY, MICHAEL STEPHEN &			7	133,479	0	12,669	1,360.00										
2017	2017-660003721	PERRY, MICHAEL STEPHEN &			7	132,445	0	12,065	1,307.00										
2016	2016-660003721	PERRY, MICHAEL STEPHEN &			7	129,442	0	11,491	1,246.00										
2015	2015-660003721	PERRY, MICHAEL STEPHEN &			7	128,558	0	10,944	1,194.00										
2014	2014-660003721	PERRY, MICHAEL STEPHEN &			7	130,853	0	10,423	1,147.00										
2013	2013-660003721	PERRY, MICHAEL STEPHEN &			7	125,983	0	9,927	1,072.00										



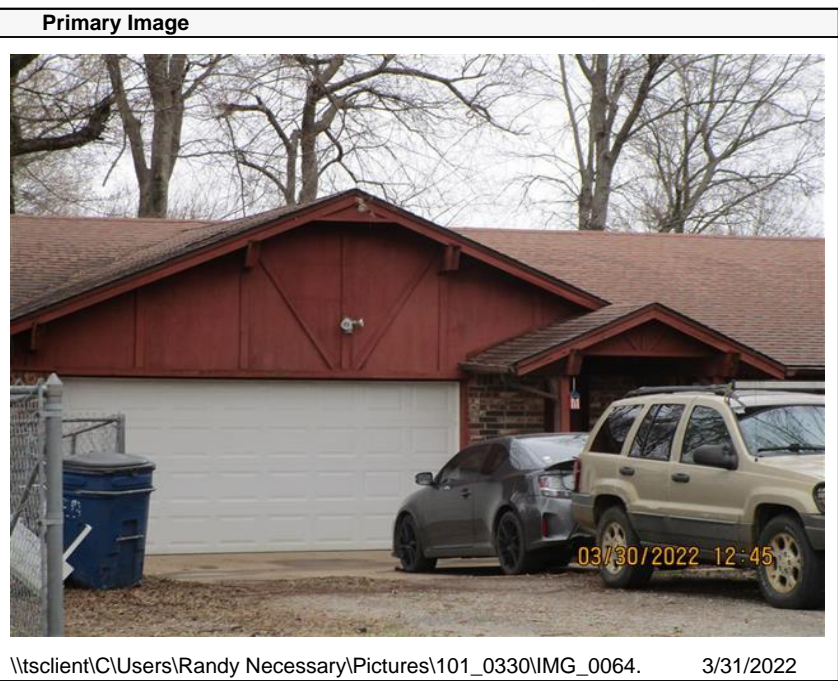
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Lot Data		Square-Foot - NBHD 1107 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	1.1866		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	51,687.00 x 1.04 = 53,855		
Factor Value			
Adjustments	1.0000		
Lot Value	53,855		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	80% Veneer, Masonry 20% Frame, Siding, Wood
Base/Total Area	1,428 / 1,428
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,428
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	506 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1978 / 36

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	159,887	111.97	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	3		
Indicated Value	276,720		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	101.87	Total Misc Impr	+ 13,099
Roofing Adj	+ 4.39	Garage Cost	+ 13,854
Subfloor Adj	+ -1.17	Total RCN	= 207,481
Heat/Cool Adj	+ 11.47	Depreciation (45%)	- 93,366
Plumbing Adj	+ 9.86	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 114,115
Adj Base Cost	= 126.42	Lot Value	+ 53,855
Total Area	x 1,428	Indicated Value	= 167,970
Adjusted Cost	= 180,528	Value Per SqFt	117.63

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	114,115		
Lot Value	53,855		
Indicated Value	167,970	117.63	Per SqFt
Agland Value			
Site Improvements	2,213		
Total Value	170,183	119.18	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	5,095.98		5,096
PRCH	SLAB PORCH - COVERED	9169	18x10		180	23.64		4,255
PRCH	SLAB PORCH - COVERED	9170	103		103	23.94		2,466
PATO	SLAB PORCH - OPEN	9171	12x10		120	10.68		1,282



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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	1,428	1.000	1,428
2	G	1		13	Attached Garage	506	1.000	506
3	M	PRCH		13	SLBC	180	1.000	180
4	M	PRCH		13	SLBC	103	1.000	103
5	M	PATO		13	Open Slab	120	1.000	120
Total Building Area						1,428		1,428



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BARN	BARN	0x0x0			384
	Qual	3	Cond 3	Year	Eff Age	
Valuation Summary		Modifier Total	RCN	Depr (45% Phys/ % Func)		RCNLD
Base Cost (10.48 x 384)		4,024		4,024	1,811	2,213