



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	660003732													
Parcel ID	000000-00-0-00630-001-0039													
Cadastral ID	05-21-15-03980													
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	05734 HUNTER LN													
Subdivision	QUAIL CREEK AMENDED													
Lot/Block	0039 / 0001	Parcel Size 1 - Lots												
Sec/Twn/Rng	5 / 21 / 15 / 5													
Neighborhood	1107 - R-V04-SW OWASSO													
School District	S021 - OWASSO SCHOOLS													
Legal Description Lat/Long: 36.32317492 -95.72645180														
LOT 39 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					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.538	Current Tax						
Remove Cap	0	Land Value 46,052	28,457	11%	3,130	Assessed	15,131	1,642.29						
Year Frozen	0	Improvements 122,747	109,100		12,001	Penalty	0							
Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00						
TIF Project ID	0	Total Value 168,799	137,557		15,131	Total Taxable	15,131	1,642.00						
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660003732	PHELPS, SANDRA KAY	7	166,995	0	14,411	1,564.00							
2024	2024-660003732	PHELPS, SANDRA KAY	7	175,768	0	13,724	1,514.00							
2023	2023-660003732	PHELPS, SANDRA KAY	7	137,149	0	13,071	1,412.00							
2022	2022-660003732	PHELPS, SANDRA KAY	7	135,314	0	12,448	1,398.00							
2021	2021-660003732	PHELPS, SANDRA KAY	7	140,100	1000	10,856	1,219.00							
2020	2020-660003732	PHELPS, SANDRA KAY	7	138,009	1000	10,510	1,179.00							
2019	2019-660003732	PHELPS, SANDRA KAY	7	134,832	1000	10,176	1,144.00							
2018	2018-660003732	PHELPS, SANDRA KAY	7	138,543	1000	9,850	1,072.00							
2017	2017-660003732	PHELPS, SANDRA KAY	7	137,492	1000	9,534	1,047.00							
2016	2016-660003732	PHELPS, SANDRA KAY	7	134,301	1000	9,227	1,015.00							
2015	2015-660003732	PHELPS, SANDRA KAY	7	133,116	1000	8,929	989.00							
2014	2014-660003732	PHELPS, SANDRA KAY	7	134,123	1000	8,641	965.00							
2013	2013-660003732	PHELPS, SANDRA KAY	7	127,054	1000	8,359	917.00							




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Lot Data	Square-Foot - NBHD 1107 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 0.9356 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 40,754.00 x 1.13 = 46,052 Factor Value Adjustments 1.0000 Lot Value 46,052		 <p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0331\IMG_0001. 3/31/2022</p>

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	1,598 / 1,598
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,598
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	506 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1977 / 37

Cost Approach				Manual : 01/2025			
Base Cost	105.52	Total Misc Impr	+ 7,137	Roofing Adj	+ 4.46	Garage Cost	+ 13,854
Subfloor Adj	+ -1.15	Total RCN	= 227,309	Heat/Cool Adj	+ 11.47	Depreciation (46%)	- 104,562
Plumbing Adj	+ 8.81	Lump Sums	+ 0	Basement Adj	+ 0.00	RCNLD	= 122,747
Adj Base Cost	= 129.11	Lot Value	+ 46,052	Total Area	x 1,598	Indicated Value	= 168,799
		Value Per SqFt	105.63	Adjusted Cost	= 206,318		

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	167,179	104.62	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	2		
Indicated Value	259,250		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	122,747		
Lot Value	46,052		
Indicated Value	168,799	105.63	Per SqFt
Agland Value			
Site Improvements			
Total Value	168,799	105.63	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	9199	4x4		16	24.22	388
PATO	SLAB PORCH - OPEN	9200	16x10		160	10.33	1,653



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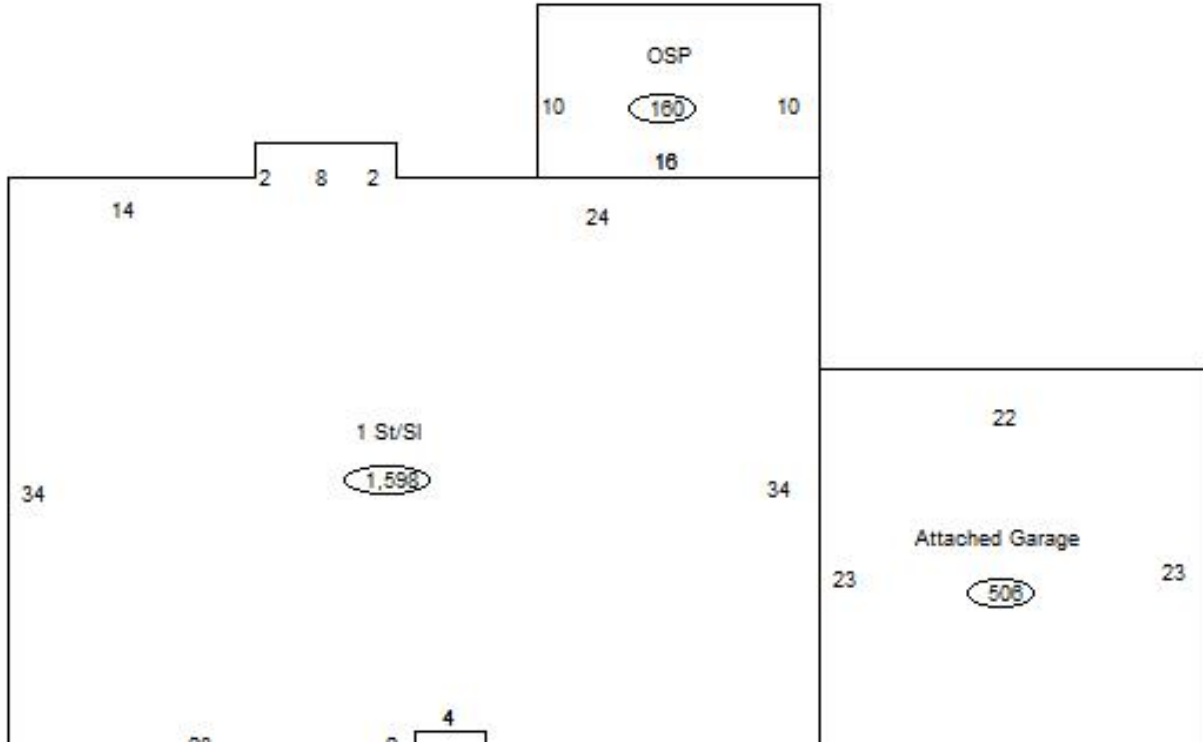
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,598	1.000	1,598
2	G	1		13	Attached Garage	506	1.000	506
3	M	PRCH		13	SLBC	16	1.000	16
4	M	PATO		13	Open Slab	160	1.000	160
Total Building Area						1,598		1,598



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF Qual	STG FAIR Cond	0x0x0 Year		Eff Age	
		Valuation Summary	Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
		Base Cost (4.68 x)				
	STF Qual	STG FAIR Cond	0x0x0 Year		Eff Age	
		Valuation Summary	Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
		Base Cost (4.68 x)				
	CPAT Qual	Carport - Attached Cond	0x0x0 Year		Eff Age	
		Valuation Summary	Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
		Base Cost (10.83 x)				