



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	660003763								
Parcel ID	000000-00-0-10045-002-0007								
Cadastral ID	05-21-16-00080								
Property Type	REAL - Real Property								
Property Class	URP	VI Area	1						
Tax Area	17 - CLAREMORE OT								
Name ID	335395								
GOLBEK, MERANDA FAYE									
1703 N WILLOW DR CLAREMORE OK 74019-0000									
Parcel Location									
Situs	01703 WILLOW DR								
Subdivision	CHAMBERS TERRACE								
Lot/Block	0007 / 0002	Parcel Size	1 - Lots						
Sec/Twn/Rng	5 / 21 / 16 / 5								
Neighborhood	1183 - R-V01-SW CLAREMORE								
School District	S001 - CLAREMORE SCHOOLS								
Legal Description Lat/Long: 36.32640810 -95.62002196									
Building Permits									
LOT 7 BLOCK 2 CHAMBERS TERRACE									
Exemptions									
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
H	Homestead	Yes	1,000	1,000	/	ABERCROMBIE, HUGH	08/10/2021	166,000	YES
H	Homestead	No	1,000		/	ATKINSON, JULIA D &	03/27/2021	89,000	YES
PD	Add-Homestead	No	1,000		/	ATKINSON, JULIA D	12/19/2018	0	4
					1810/82	BILLINGSLEY, JAMES P JR &-AVIS W	09/28/2006	90,000	YES
					1141/845	WHITFIELD, ROGER H &-BRENDA D	11/06/1998	75,500	Yes
					1045/93	WARD, CAROLYN M	11/08/1996	56,500	Yes
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax	
Remove Cap	2022	Land Value	42,415	42,415	11%	4,666	Assessed	16,451 1,520.57	
Year Frozen	2017	Improvements	107,140	107,140		11,785	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -93.00	
TIF Project ID	0	Total Value	149,555	149,555		16,451	Total Taxable	15,451 1,428.00	
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660003763	GOLBEK, MERANDA FAYE	17	146,122	1000	15,074	1,393.00		
2024	2024-660003763	GOLBEK, MERANDA FAYE	17	147,207	1000	15,192	1,404.00		
2023	2023-660003763	GOLBEK, MERANDA FAYE	17	166,000	1000	17,260	1,581.00		
2022	2022-660003763	GOLBEK, MERANDA FAYE	17	166,000	1000	17,260	1,598.00		
2021	2021-660003763	GOLBEK, MERANDA FAYE	17	119,380	2000	9,406	831.00		
2020	2020-660003763	ATKINSON, JULIA D &	17	116,185	2000	9,406	861.00		
2019	2019-660003763	ATKINSON, JULIA D &	17	103,690	2000	9,406	871.00		
2018	2018-660003763	ATKINSON, JULIA D	17	106,897	2000	9,664	893.00		
2017	2017-660003763	ATKINSON, JULIA D	17	106,038	2000	9,664	888.00		
2016	2016-660003763	ATKINSON, JULIA D	17	103,433	1000	10,369	973.00		
2015	2015-660003763	ATKINSON, JULIA D	17	100,342	1000	10,038	905.00		
2014	2014-660003763	ATKINSON, JULIA D	17	103,294	1000	10,177	944.00		
2013	2013-660003763	ATKINSON, JULIA D	17	98,646	1000	9,851	901.00		



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Lot Data	Square-Foot - NBHD 1183 #1	Primary Image
Lot Size Lot Count 1 Units Buildable 1 Non-Ag Acres 0.1948 Topography Street Access Utilities Amenities LOT SIZE ADJUSTMENT 0 0 Method Square-Foot Base Lot Value 8,483.00 x 5.00 = 42,415 Factor Value Adjustments 1.0000 Lot Value 42,415		

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	1,319 / 1,319
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,319
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	544 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1978 / 36



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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	154,384	117.05	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	171,120 Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	107,140		
Lot Value	42,415		
Indicated Value	149,555	113.39	Per SqFt
Agland Value			
Site Improvements			
Total Value	149,555	113.39	Total Value Per SqFt

Cost Approach				Manual : 01/2025	
Base Cost	105.35	Total Misc Impr	+	7,627	
Roofing Adj	+ 4.45	Garage Cost	+	14,661	
Subfloor Adj	+ -1.15	Total RCN	=	194,800	
Heat/Cool Adj	+ 11.47	Depreciation (45%)	-	87,660	
Plumbing Adj	+ 10.67	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	107,140	
Adj Base Cost	= 130.79	Lot Value	+	42,415	
Total Area	x 1,319	Indicated Value	=	149,555	
Adjusted Cost	= 172,512	Value Per SqFt		113.39	

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	9289	15x4		60	24.08		1,445
PATO	SLAB PORCH - OPEN	9290	10x10		100	10.86		1,086



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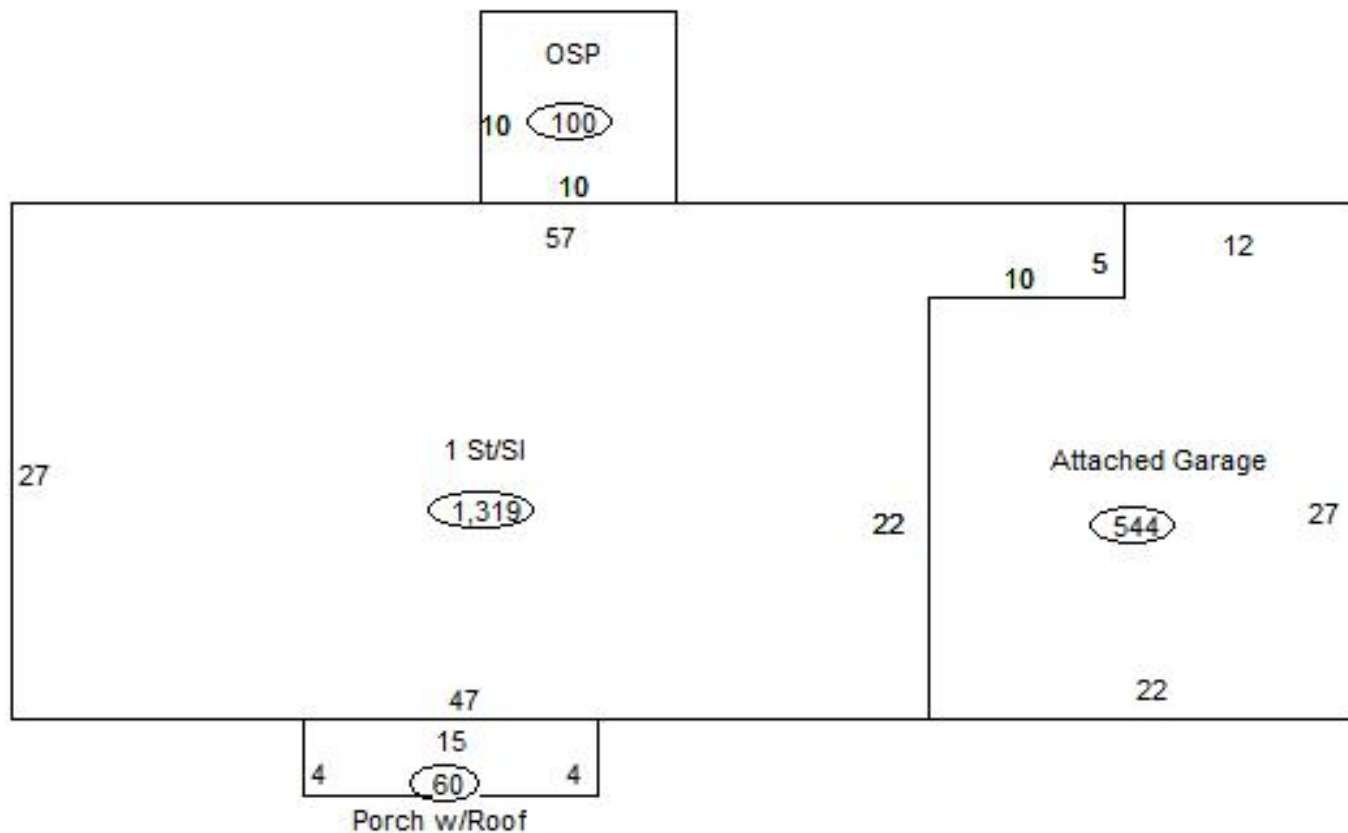
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Sketch Image

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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	1,319	1.000	1,319
2	G	1		13	Attached Garage	544	1.000	544
3	M	PRCH		13	SLBC	60	1.000	60
4	M	PATO		13	Open Slab	100	1.000	100
Total Building Area						1,319		1,319