



# 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   | 660003782                  |                                |          |             |               |                                |               |             |          |  |  |  |  |  |
| Parcel ID   | 000000-00-0-10045-003-0011 |                                |          |             |               |                                |               |             |          |  |  |  |  |  |
| Cadastral ID  | 05-21-16-00270             |                                |          |             |               |                                |               |             |          |  |  |  |  |  |
| Property Type   | REAL - Real Property       |                                |          |             |               |                                |               |             |          |  |  |  |  |  |
| Property Class  | URP                        | VI Area                        | 1        |             |               |                                |               |             |          |  |  |  |  |  |
| Tax Area  | 17 - CLAREMORE OT          |                                |          |             |               |                                |               |             |          |  |  |  |  |  |
| Name ID   | 341977                     |                                |          |             |               |                                |               |             |          |  |  |  |  |  |
| WALKER, CLAY GARY   |                            |                                |          |             |               |                                |               |             |          |  |  |  |  |  |
| 1700 N WILLOW DR<br>CLAREMORE OK 74017-0000   |                            |                                |          |             |               |                                |               |             |          |  |  |  |  |  |
| Parcel Location   |                            |                                |          |             |               |                                |               |             |          |  |  |  |  |  |
| Situs   | 01700 WILLOW DR            |                                |          |             |               |                                |               |             |          |  |  |  |  |  |
| Subdivision   | CHAMBERS TERRACE           |                                |          |             |               |                                |               |             |          |  |  |  |  |  |
| Lot/Block   | 0011 / 0003                | 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: 36.32613879 -95.61965752  |                            |                                |          |             |               |                                |               |             |          |  |  |  |  |  |
| Building Permits  |                            |                                |          |             |               |                                |               |             |          |  |  |  |  |  |
| LOT 11 BLOCK 3 CHAMBERS TERRACE   |                            |                                |          |             |               |                                |               |             |          |  |  |  |  |  |
| <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  |                            |                                |          |             |               |                                |               |             |          |  |  |  |  |  |
| Code  | Type                       | Active                         | Maximum  | Exemption   | Sale History  |                                |               |             |          |  |  |  |  |  |
| H   | Homestead                  | No                             | 1,000    |             | Bk/Pg         | Grantor                        | Date          | Price       | Code     |  |  |  |  |  |
|   |                            |                                |          |             | /             | ORTEGA, ISRAEL                 | 06/30/2023    | 220,000     | YES      |  |  |  |  |  |
|   |                            |                                |          |             | /             | HUGHES, MICHAEL L & DENISE L & | 02/21/2023    | 115,000     | YES      |  |  |  |  |  |
|   |                            |                                |          |             | /             | COBOURN, VALERIE               | 06/26/2019    | 0           | 4        |  |  |  |  |  |
|   |                            |                                |          |             | /             | COBOURN, VALERIE &             | 04/01/2019    | 0           | 4        |  |  |  |  |  |
|   |                            |                                |          |             | 2468/513      | COBOURN, VALERIE               | 04/22/2015    | 0           | 4        |  |  |  |  |  |
|   |                            |                                |          |             | 2468/509      | COBOURN, JAMES H &             | 04/22/2015    | 0           | 4        |  |  |  |  |  |
| Parcel Valuation  |                            |                                |          |             |               |                                |               |             |          |  |  |  |  |  |
| Source  | REAL                       | Fair Cash                      | Capped   | Asmnt Level | Assessed      | Levy Rate                      | 92.430        | Current Tax |          |  |  |  |  |  |
| Remove Cap  | 2024                       | Land Value                     | 78,875   | 78,875      | 11%           | 8,676                          | Assessed      | 26,357      | 2,436.18 |  |  |  |  |  |
| Year Frozen   | 0                          | Improvements                   | 160,739  | 160,739     |               | 17,681                         | Penalty       | 0           |          |  |  |  |  |  |
| Uncapped Value  | 0                          | Mobile Home                    | 0        | 0           |               | 0                              | Exemption     | 0           | 0.00     |  |  |  |  |  |
| TIF Project ID  | 0                          | Total Value                    | 239,614  | 239,614     |               | 26,357                         | Total Taxable | 26,357      | 2,436.00 |  |  |  |  |  |
| Assessment History  |                            |                                |          |             |               |                                |               |             |          |  |  |  |  |  |
| Tax Year  | Statement Number           | Billed Owner                   | Tax Area | Total Value | Exemptions    | Taxable Value                  | Billed Tax    |             |          |  |  |  |  |  |
| 2025  | 2025-660003782             | WALKER, CLAY GARY              | 17       | 233,561     | 0             | 25,409                         | 2,349.00      |             |          |  |  |  |  |  |
| 2024  | 2024-660003782             | WALKER, CLAY GARY              | 17       | 219,998     | 0             | 24,200                         | 2,237.00      |             |          |  |  |  |  |  |
| 2023  | 2023-660003782             | WALKER, CLAY GARY              | 17       | 157,670     | 1000          | 12,433                         | 1,139.00      |             |          |  |  |  |  |  |
| 2022  | 2022-660003782             | HUGHES, MICHAEL L & DENISE L & | 17       | 150,105     | 1000          | 12,042                         | 1,115.00      |             |          |  |  |  |  |  |
| 2021  | 2021-660003782             | HUGHES, MICHAEL L & DENISE L & | 17       | 145,687     | 1000          | 11,662                         | 1,030.00      |             |          |  |  |  |  |  |
| 2020  | 2020-660003782             | HUGHES, MICHAEL L & DENISE L & | 17       | 142,361     | 1000          | 11,293                         | 1,034.00      |             |          |  |  |  |  |  |
| 2019  | 2019-660003782             | HUGHES, MICHAEL L & DENISE L & | 17       | 108,504     | 1000          | 10,935                         | 1,013.00      |             |          |  |  |  |  |  |
| 2018  | 2018-660003782             | COBOURN, VALERIE &             | 17       | 111,755     | 1000          | 11,267                         | 1,041.00      |             |          |  |  |  |  |  |
| 2017  | 2017-660003782             | COBOURN, VALERIE &             | 17       | 110,866     | 1000          | 10,910                         | 1,002.00      |             |          |  |  |  |  |  |
| 2016  | 2016-660003782             | COBOURN, VALERIE &             | 17       | 108,084     | 1000          | 10,563                         | 991.00        |             |          |  |  |  |  |  |
| 2015  | 2015-660003782             | COBOURN, VALERIE &             | 17       | 105,269     | 1000          | 10,226                         | 922.00        |             |          |  |  |  |  |  |
| 2014  | 2014-660003782             | COBOURN, JAMES H &             | 17       | 106,067     | 1000          | 9,899                          | 918.00        |             |          |  |  |  |  |  |
| 2013  | 2013-660003782             | COBOURN, JAMES H &             | 17       | 101,970     | 1000          | 9,582                          | 877.00        |             |          |  |  |  |  |  |




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| Lot Data  | Square-Foot - NBHD 1183 #1 | Primary Image  |
|---|----------------------------|--|
| <b>Lot Size</b><br><b>Lot Count</b> 1<br><b>Units Buildable</b> 10000<br><b>Non-Ag Acres</b> 0.1788<br><b>Topography</b><br><b>Street Access</b><br><b>Utilities</b><br><b>Amenities</b> LOT SIZE ADJUSTMENT 0<br>0<br><b>Method</b> Square-Foot<br><b>Base Lot Value</b> 7,787.00 x 5.00 = 38,935<br><b>Factor Value</b><br><b>Adjustments</b> 2.0258<br><b>Lot Value</b> 78,875 |                            |  |

| Residential Data       |  |
|------------------------|--|
| <b>Type</b>            | 1 Single Family Residence                  |
| <b>Condition</b>       | 3 - Average                                |
| <b>Quality</b>         | 2.5 - Fair                                 |
| <b>Architecture</b>    |  |
| <b>Style</b>           | 100% One Story                             |
| <b>Exterior Wall</b>   | 50% Veneer, Stone 50% Frame, Siding, Vinyl |
| <b>Base/Total Area</b> | 1,456 / 1,456                              |
| <b>Style</b>           | 100% One Story                             |
| <b>HVAC</b>            | 100% Warmed & Cooled Air                   |
| <b>Roof Cover</b>      | 1 Composition Shingle                      |
| <b>Area on Slab</b>    | 1,456                                      |
| <b>Fixture/RghIn</b>   | 11 /                                       |
| <b>Bed/F/H Bath</b>    | 3 / 2.0 /                                  |
| <b>Basement Area</b>   |  |
| <b>Garage Type</b>     | 480 Attached Garage - Unfinished 2 Stalls  |
| <b>Remodel</b>         | FULL -                                     |
| <b>Year/Eff Age</b>    | 1977 / 20                                  |

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| GRM Approach           |      |
|------------------------|------|
| <b>GRM Code</b>        |      |
| <b>Gross Rent</b>      | 0.00 |
| <b>Indicated Value</b> |      |

| Multiple Regression    |         |        |          |
|------------------------|---------|--------|----------|
| <b>MRA Code</b>        | 1       | Test   |          |
| <b>Adusted R</b>       | 0.8445  |        |          |
| <b>Indicated Value</b> | 156,144 | 107.24 | Per SqFt |

| Direct Comparables      |         |                  |          |
|-------------------------|---------|------------------|----------|
| <b>Selection Model</b>  | A       | Adam Test        |          |
| <b>Adjustment Model</b> | 1       | 2022 Residential |          |
| <b>Comparables</b>      | 6       |                  |          |
| <b>Indicated Value</b>  | 184,940 |                  | Per SqFt |

| Cost Approach        |           |                            |           | Manual : 01/2025 |  |  |  |
|----------------------|-----------|----------------------------|-----------|------------------|--|--|--|
| <b>Base Cost</b>     | 105.87    | <b>Total Misc Impr</b>     | + 11,204  |                  |  |  |  |
| <b>Roofing Adj</b>   | + 4.55    | <b>Garage Cost</b>         | + 13,282  |                  |  |  |  |
| <b>Subfloor Adj</b>  | + -1.18   | <b>Total RCN</b>           | = 214,319 |                  |  |  |  |
| <b>Heat/Cool Adj</b> | + 11.47   | <b>Depreciation ( 25%)</b> | - 53,580  |                  |  |  |  |
| <b>Plumbing Adj</b>  | + 9.67    | <b>Lump Sums</b>           | + 0       |                  |  |  |  |
| <b>Basement Adj</b>  | + 0.00    | <b>RCNLD</b>               | = 160,739 |                  |  |  |  |
| <b>Adj Base Cost</b> | = 130.38  | <b>Lot Value</b>           | + 78,875  |                  |  |  |  |
| <b>Total Area</b>    | x 1,456   | <b>Indicated Value</b>     | = 239,614 |                  |  |  |  |
| <b>Adjusted Cost</b> | = 189,833 | <b>Value Per SqFt</b>      | 164.57    |                  |  |  |  |

| Value Reconciliation     |               |        |                      |
|--------------------------|---------------|--------|----------------------|
| <b>Selected Approach</b> | Cost Approach |        |                      |
| <b>Improvements</b>      | 160,739       |        |                      |
| <b>Lot Value</b>         | 78,875        |        |                      |
| <b>Indicated Value</b>   | 239,614       | 164.57 | Per SqFt             |
| <b>Agland Value</b>      |               |        |                      |
| <b>Site Improvements</b> |               |        |                      |
| <b>Total Value</b>       | 239,614       | 164.57 | 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            | 9365      | 8x7  |      | 56    | 24.09     |      | 1,349 |
| PRCH                       | SLAB PORCH - COVERED            | 9366      | 202  |      | 202   | 23.56     |      | 4,759 |



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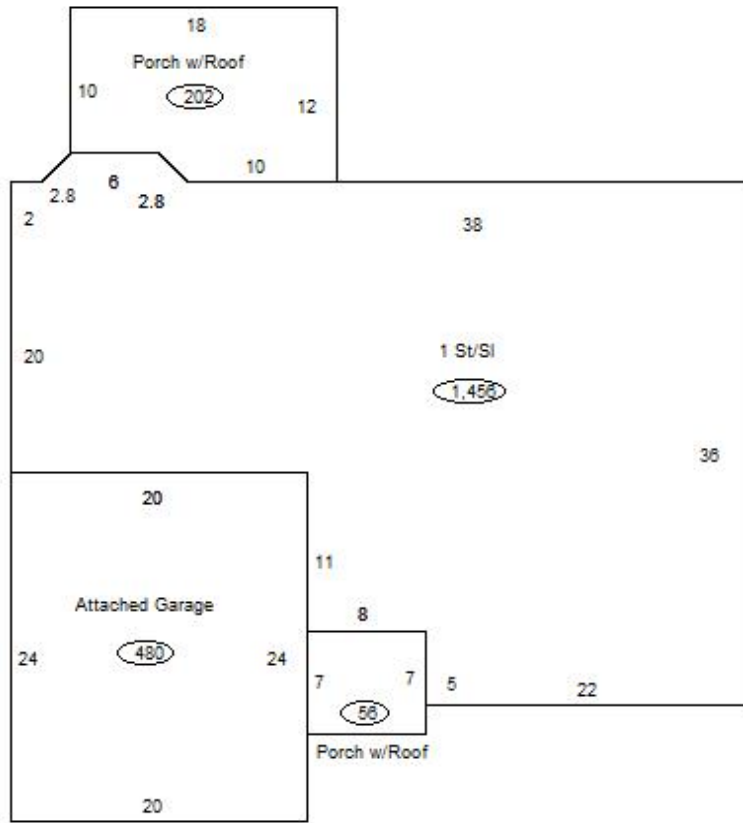
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### Sketch Image

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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         | 1,456     | 1.000      | 1,456      |
| 2                          | G    | 1    |            | 13    | Attached Garage | 480       | 1.000      | 480        |
| 3                          | M    | PRCH |            | 13    | SLBC            | 56        | 1.000      | 56         |
| 4                          | M    | PRCH |            | 13    | SLBC            | 202       | 1.000      | 202        |
| <b>Total Building Area</b> |      |      |            |       |                 | 1,456     |            | 1,456      |



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### Outbuildings/Site Improvements

| Building Image   | Code | Description           | Dimensions | Floor                           | Roofing      | Total Units |
|--|------|-----------------------|------------|---------------------------------|--------------|-------------|
|  | STF  | STG FAIR              | 0x0x0      |                                 |              |             |
|  | Qual | 2                     | Cond       | Year                            | Eff Age      |             |
| <b>Valuation Summary</b>   |      | <b>Modifier Total</b> | <b>RCN</b> | <b>Depr (100% Phys/ % Func)</b> | <b>RCNLD</b> |             |
| Base Cost (4.68 x )  |      |                       |            |                                 |              |             |