




# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																			
<b>Account</b> 660003808 <b>Parcel ID</b> 000000-00-0-10050-002-0006 <b>Cadastral ID</b> 05-21-16-00530 <b>Property Type</b> REAL - Real Property <b>Property Class</b> URP VI Area 1 <b>Tax Area</b> 17 - CLAREMORE OT <b>Name ID</b> 344495 GUTHRIE, ADAM & BRIANNA NICOLE  1804 N CHAMBERS AVE CLAREMORE OK 74017-0000  <b>Parcel Location</b> <b>Situs</b> 01804 N CHAMBERS AVE <b>Subdivision</b> CHAMBERS TERRACE II <b>Lot/Block</b> 0006 / 0002 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 5 / 21 / 16 / 5 <b>Neighborhood</b> 1183 - R-V01-SW CLAREMORE <b>School District</b> S001 - CLAREMORE SCHOOLS					 <p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-4-24\IMG_004; 4/25/2023</p>																			
<b>Legal Description</b> Lot/Long: 36.32814797 -95.62289165																								
LOT 6 BLOCK 2 CHAMBERS TERRACE II					<b>Building Permits</b> <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> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>					Number	Description	Opened	Closed	Amount										
Number	Description	Opened	Closed	Amount																				
<b>Exemptions</b>					<b>Sale History</b>																			
<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>	<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>															
H	Homestead	No	1,000		/	MARLER, ANTHONY J & VANESSA	05/23/2024	218,000	YES															
					/	COBLER, TYLER R	02/13/2024	127,000	PQ															
					2635/87	JONES, KATIE E	05/11/2017	97,000	YES															
					1598/398	GOODWIN, RHONDA R	06/21/2004	72,500	YES															
					883/200	ANDREWS, SUSAN K	05/26/1992	50,500	Yes															
<b>Parcel Valuation</b>																								
<b>Source</b>	<b>REAL</b>		<b>Fair Cash</b>	<b>Capped</b>	<b>Asmnt Level</b>	<b>Assessed</b>	<b>Levy Rate</b>	92.430	<b>Current Tax</b>															
Remove Cap	2025		Land Value 89,703	89,703	11%	9,867	Assessed	23,877	2,206.95															
Year Frozen	0		Improvements 127,364	127,364		14,010	Penalty	0																
Uncapped Value	0		Mobile Home 0	0		0	Exemption	0	0.00															
TIF Project ID	0		Total Value 217,067	217,067		23,877	Total Taxable	23,877	2,207.00															
<b>Assessment History</b>																								
<b>Tax Year</b>	<b>Statement Number</b>	<b>Billed Owner</b>			<b>Tax Area</b>	<b>Total Value</b>	<b>Exemptions</b>	<b>Taxable Value</b>	<b>Billed Tax</b>															
2025	2025-660003808	GUTHRIE, ADAM & BRIANNA NICOLE			17	218,000	0	23,980	2,216.00															
2024	2024-660003808	GUTHRIE, ADAM & BRIANNA NICOLE			17	152,674	0	13,707	1,267.00															
2023	2023-660003808	COBLER, TYLER R			17	131,503	0	13,054	1,196.00															
2022	2022-660003808	COBLER, TYLER R			17	121,995	0	12,433	1,151.00															
2021	2021-660003808	COBLER, TYLER R			17	130,663	0	11,841	1,046.00															
2020	2020-660003808	COBLER, TYLER R			17	126,073	0	11,277	1,033.00															
2019	2019-660003808	COBLER, TYLER R			17	97,637	0	10,740	995.00															
2018	2018-660003808	COBLER, TYLER R			17	100,818	0	11,090	1,025.00															
2017	2017-660003808	COBLER, TYLER R			17	109,380	1000	10,799	992.00															
2016	2016-660003808	JONES, KATIE E			17	106,692	1000	10,455	981.00															
2015	2015-660003808	JONES, KATIE E			17	103,514	1000	10,122	913.00															
2014	2014-660003808	JONES, KATIE E			17	106,525	1000	9,798	909.00															
2013	2013-660003808	JONES, KATIE E			17	101,273	1000	9,484	868.00															



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Lot Data		Square-Foot - NBHD 1183 #1	
Lot Size			
Lot Count	1		
Units Buildable	10000		
Non-Ag Acres	0.2561		
Topography			
Street Access			
Utilities			
Amenities	LOT SIZE ADJUSTMENT	0	0
Method	Square-Foot		
Base Lot Value	11,155.00 x 4.57 = 50,924		
Factor Value			
Adjustments	1.7615		
Lot Value	89,703		



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-4-24\IMG\_004: 4/25/2023

Residential Data	
Type	1 Single Family Residence
Condition	3.5 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,260 / 1,260
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,260
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	644 Attached Garage - Unfinished 2 Stalls
Remodel	STANDARD -
Year/Eff Age	1980 / 25

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	161,580	128.24	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	175,400		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	104.08	Total Misc Impr	+ 12,425
Roofing Adj	+ 4.40	Garage Cost	+ 16,789
Subfloor Adj	+ -1.15	Total RCN	= 192,976
Heat/Cool Adj	+ 11.47	Depreciation ( 34%)	- 65,612
Plumbing Adj	+ 11.17	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 127,364
Adj Base Cost	= 129.97	Lot Value	+ 89,703
Total Area	x 1,260	Indicated Value	= 217,067
Adjusted Cost	= 163,762	Value Per SqFt	172.28

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	127,364		
Lot Value	89,703		
Indicated Value	217,067	172.28	Per SqFt
Agland Value			
Site Improvements			
Total Value	217,067	172.28	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	9470	18x5		90	23.99		2,159
PRCH	SLAB PORCH - COVERED	9471	22x10		220	23.50		5,170



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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	1,260	1.000	1,260
2	G	1		13	Attached Garage	644	1.000	644
3	M	PRCH		13	SLBC	90	1.000	90
4	M	PRCH		13	SLBC	220	1.000	220
<b>Total Building Area</b>						1,260		1,260



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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 )				