



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	660003858								
Parcel ID	000000-00-0-10050-006-0006								
Cadastral ID	05-21-16-01030								
Property Type	REAL - Real Property								
Property Class	URP	VI Area	1						
Tax Area	17 - CLAREMORE OT								
Name ID	331781								
EVANS, KRISTI S									
1902 N CHAMBERS TERRACE CLAREMORE OK 74017-0000									
Parcel Location									
Situs	01902 N CHAMBERS TER								
Subdivision	CHAMBERS TERRACE II								
Lot/Block	0006 / 0006	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: 36.32799662 -95.62031642									
Building Permits									
LOT 6 BLOCK 6 CHAMBERS TERRACE II									
Exemptions									
Code	Type	Active	Maximum	Exemption	Sale History				
H	Homestead	No	1,000		Bk/Pg	Grantor	Date	Price	Code
					/	BAVIDO, ANNA	08/26/2020	127,500	YES
					/	SANDERS, JOELL	01/14/2019	111,000	YES
					808/615			0	No
					809/520			50,000	No
Parcel Valuation									
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax
Remove Cap	2021	Land Value	55,888	52,519	11%	5,777	Assessed	17,162	1,586.28
Year Frozen	1997	Improvements	103,502	103,502		11,385	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	159,390	156,021		17,162	Total Taxable	17,162	1,586.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660003858	EVANS, KRISTI S			17	157,637	0	16,345	1,511.00
2024	2024-660003858	EVANS, KRISTI S			17	164,012	0	15,566	1,439.00
2023	2023-660003858	EVANS, KRISTI S			17	134,779	0	14,826	1,358.00
2022	2022-660003858	EVANS, KRISTI S			17	130,847	0	14,393	1,332.00
2021	2021-660003858	EVANS, KRISTI S			17	130,186	0	14,320	1,264.00
2020	2020-660003858	EVANS, KRISTI S			17	114,721	1000	11,619	1,064.00
2019	2019-660003858	BAVIDO, ANNA			17	99,377	0	6,461	598.00
2018	2018-660003858	SANDERS, JOELL			17	103,286	2000	4,152	384.00
2017	2017-660003858	SANDERS, JOELL			17	102,381	2000	4,153	381.00
2016	2016-660003858	SANDERS, JOELL			17	99,960	2000	4,153	390.00
2015	2015-660003858	SANDERS, JOELL			17	97,497	2000	4,153	375.00
2014	2014-660003858	SANDERS, JOELL			17	100,143	2000	4,153	385.00
2013	2013-660003858	SANDERS, JOELL &			17	94,852	2000	4,153	380.00



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Lot Data	Square-Foot - NBHD 1183 #1	Primary Image
Lot Size Lot Count 1 Units Buildable 10000 Non-Ag Acres 0.2975 Topography Street Access Utilities Amenities LOT SIZE ADJUSTMENT 0 0 Method Square-Foot Base Lot Value 12,960.00 x 4.31 = 55,888 Factor Value Adjustments 1.0000 Lot Value 55,888		<p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-4-28\IMG_001 4/28/2023</p>

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	50% Veneer, Stone 50% Frame, Siding, Vinyl
Base/Total Area	1,149 / 1,149
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,149
Fixture/RghIn	7 /
Bed/F/H Bath	2 / 1.5 /
Basement Area	
Garage Type	552 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1984 / 32

Cost Approach				Manual : 01/2025			
Base Cost	107.32	Total Misc Impr	+ 8,608	Roofing Adj	+ 4.61	Garage Cost	+ 14,821
Subfloor Adj	+ -1.18	Total RCN	= 173,075	Heat/Cool Adj	+ 11.47	Depreciation (42%)	- 72,692
Plumbing Adj	+ 8.02	Lump Sums	+ 0	Basement Adj	+ 0.00	RCNLD	= 100,383
Adj Base Cost	= 130.24	Lot Value	+ 55,888	Total Area	x 1,149	Indicated Value	= 156,271
		Value Per SqFt	136.01	Adjusted Cost	= 149,646		

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1 Test		
Adusted R	0.8445		
Indicated Value	153,552	133.64	Per SqFt

Direct Comparables			
Selection Model	A Adam Test		
Adjustment Model	1 2022 Residential		
Comparables	6		
Indicated Value	161,260		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	100,383		
Lot Value	55,888		
Indicated Value	156,271	136.01	Per SqFt
Agland Value			
Site Improvements	3,119		
Total Value	159,390	138.72	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	9662	9x7		63	24.07	1,516
PATO	SLAB PORCH - OPEN	9663	20x10		200	9.98	1,996



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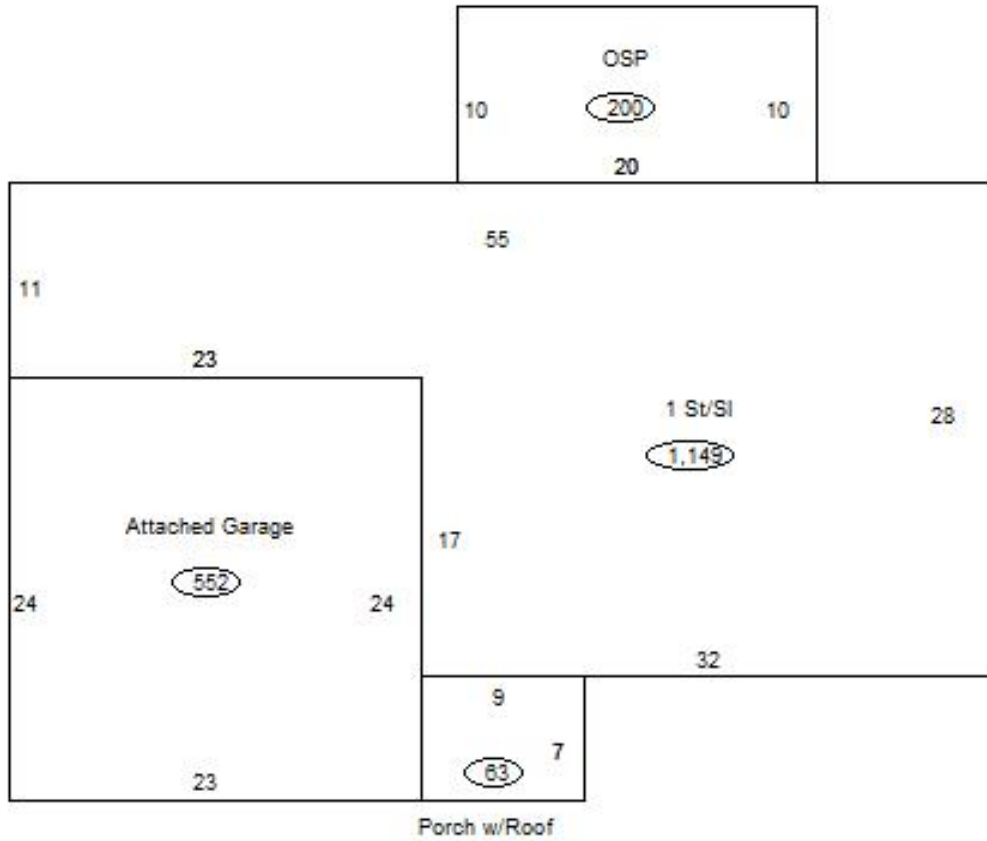
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Sketch Image

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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/SI	1,149	1.000	1,149
2	G	1		13	Attached Garage	552	1.000	552
3	M	PRCH		13	SLBC	63	1.000	63
4	M	PATO		13	Open Slab	200	1.000	200
Total Building Area						1,149		1,149



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STA STG AVG		0x0x0			192
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (25% Phys/ % Func)	RCNLD
	Base Cost (7.02 x 192)	1,348		1,348	337	1,011
	CPS CARPORT SLAB		0x0x0			360
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (20% Phys/ % Func)	RCNLD
	Base Cost (7.32 x 360)	2,635		2,635	527	2,108