



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 660003864 Parcel ID 000000-00-0-10350-002-0001 Cadastral ID 05-21-16-01090 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 347103 FOSTER, SAMMY D & CARRIE H TRUST 16301 E 76TH ST N OWASSO OK 74055-0000 Parcel Location Situs 01411 PARADISE CT Subdivision PARKWAY Lot/Block 0001 / 0002 Parcel Size 1 - Lots Sec/Twn/Rng 5 / 21 / 16 / 5 Neighborhood 1183 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS					<p style="text-align: right; color: orange;">04/19/2023</p> <p>\\tsclient\T\TOMMY DUNLAP\New folder (176)\IMG_0031.JPG 4/19/2023</p>														
Legal Description Lat/Long: 36.32332888 -95.62553039																			
LOT 1 BLOCK 2 PARKWAY					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										
					/	FOSTER, CARRIE & SAMMY D	05/19/2025	0	4										
					/	C&S FOSTER ENTERPRISES INC	02/18/2022	0	4										
					2493/22	FOSTER, SAMMY D &	07/27/2015	0	4										
					2059/787	CORLEY, RONALD M &	09/29/2009	128,000	YES										
					903/568	LEE, JACK & BOBBY ETAL	01/06/1993	7,000	Yes										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax										
Remove Cap	2010	Land Value	49,879	25,444	11%	2,799	Assessed	18,889	1,745.91										
Year Frozen	0	Improvements	169,535	146,274		16,090	Penalty	0											
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00										
TIF Project ID	0	Total Value	219,414	171,718		18,889	Total Taxable	18,889	1,746.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660003864	FOSTER, SAMMY D & CARRIE H			17	218,607	0	17,990	1,663.00										
2024	2024-660003864	FOSTER, CARRIE & SAMMY D			17	203,917	0	17,133	1,583.00										
2023	2023-660003864	FOSTER, CARRIE & SAMMY D			17	164,098	0	16,317	1,495.00										
2022	2022-660003864	FOSTER, CARRIE & SAMMY D			17	141,275	0	15,540	1,439.00										
2021	2021-660003864	C&S FOSTER ENTERPRISES INC			17	149,159	0	16,407	1,449.00										
2020	2020-660003864	C&S FOSTER ENTERPRISES INC			17	146,665	0	16,133	1,477.00										
2019	2019-660003864	C&S FOSTER ENTERPRISES INC			17	142,308	0	15,654	1,450.00										
2018	2018-660003864	C&S FOSTER ENTERPRISES INC			17	149,435	0	16,438	1,519.00										
2017	2017-660003864	C&S FOSTER ENTERPRISES INC			17	148,158	0	16,297	1,497.00										
2016	2016-660003864	C&S FOSTER ENTERPRISES INC			17	141,669	0	15,584	1,463.00										
2015	2015-660003864	C&S FOSTER ENTERPRISES INC			17	138,550	0	15,241	1,375.00										
2014	2014-660003864	FOSTER, SAMMY D &			17	138,343	0	15,125	1,403.00										
2013	2013-660003864	FOSTER, SAMMY D &			17	130,957	0	14,405	1,318.00										



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Lot Data		Square-Foot - NBHD 1183 #1	
Lot Size			
Lot Count	1		
Units Buildable	10000		
Non-Ag Acres	0.2474		
Topography			
Street Access			
Utilities			
Amenities	LOT SIZE ADJUSTMENT	0	0
Method	Square-Foot		
Base Lot Value	10,775.00 x 4.63 = 49,879		
Factor Value			
Adjustments	1.0000		
Lot Value	49,879		



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Residential Data	
Type	5 Duplex
Condition	3 - Average
Quality	2.5 - Fair
Architecture	R3 Res Nbhd 3
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,901 / 1,901
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,901
Fixture/RghIn	11 /
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	729 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1993 / 25

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	221,864	116.71	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	
Indicated Value	

Cost Approach		Manual : 01/2025	
Base Cost	110.98	Total Misc Impr	+ 1,176
Roofing Adj	+ 3.86	Garage Cost	+ 24,108
Subfloor Adj	+ -0.40	Total RCN	= 277,927
Heat/Cool Adj	+ 11.22	Depreciation (39%)	- 108,392
Plumbing Adj	+ 7.24	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 169,535
Adj Base Cost	= 132.90	Lot Value	+ 49,879
Total Area	x 1,901	Indicated Value	= 219,414
Adjusted Cost	= 252,643	Value Per SqFt	115.42

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	169,535		
Lot Value	49,879		
Indicated Value	219,414	115.42	Per SqFt
Agland Value			
Site Improvements			
Total Value	219,414	115.42	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	9674	4x2		8	26.06		208
PRCH	SLAB PORCH - COVERED	9676	4x2		8	26.06		208
PATO	SLAB PORCH - OPEN	9677	70		70	10.86		760



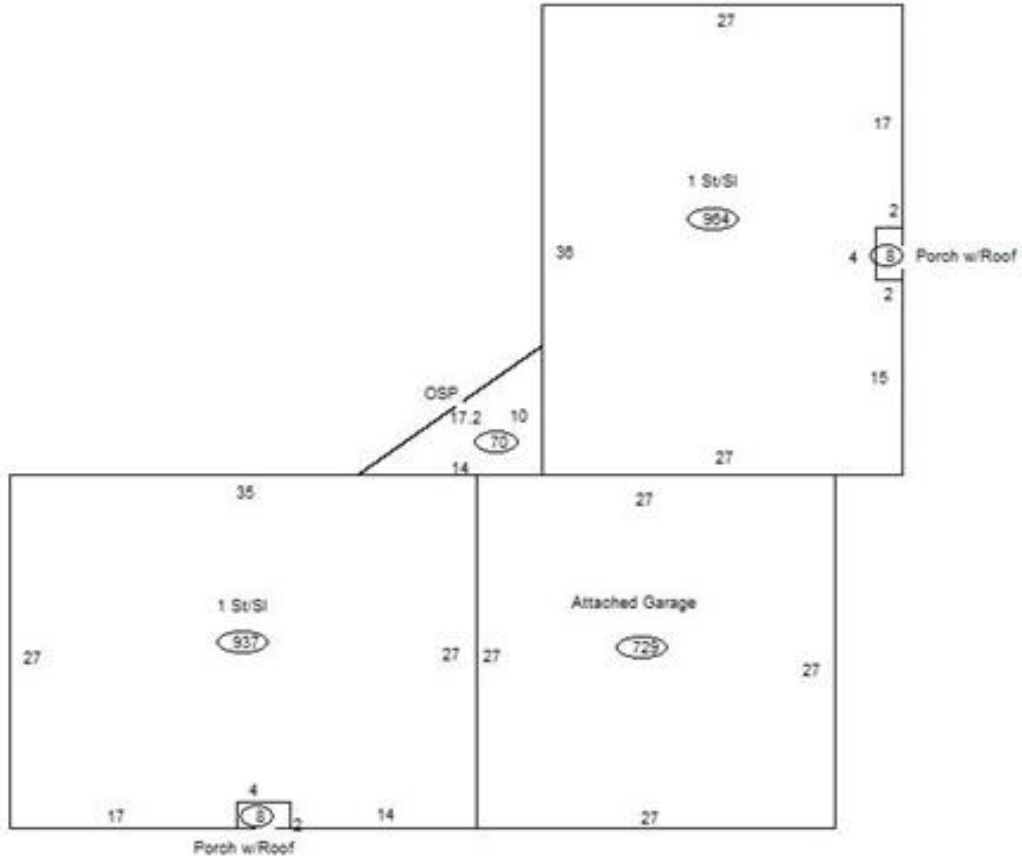
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Sketch Image

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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	937	1.000	937
2	G	1	Slab	13	Attached Garage	729	1.000	729
3	M	PRCH		13	SLBC	8	1.000	8
4	R	1	Slab	13	1 St/Sl	964	1.000	964
5	M	PRCH		13	SLBC	8	1.000	8
6	M	PATO		13	Open Slab	70	1.000	70
Total Building Area						1,901		1,901