



# 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	660003875								
Parcel ID	000000-00-0-10350-002-0012								
Cadastral ID	05-21-16-01200								
Property Type	REAL - Real Property								
Property Class	URP	VI Area	1						
Tax Area	17 - CLAREMORE OT								
Name ID	338323								
MADLAND, SARAH									
1642 N LEE ST CLAREMORE OK 74017-0000									
Parcel Location									
Situs	01642 N LEE ST								
Subdivision	PARKWAY								
Lot/Block	0012 / 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: 36.32469616 -95.62393081									
Building Permits									
LOT 12 BLOCK 2 PARKWAY									
Exemptions									
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
H	Homestead	No	1,000		/	GARROUTTE, KEELI	05/06/2022	200,000	YES
					2495/799	HANDCOCK, ERIK U & RACHEL L	08/27/2015	117,500	YES
					1321/872	WOODS, MICHELLE M	09/28/2001	83,000	YES
					1088/782	WILLCUT, TROY Z & ZENDA	11/17/1997	67,500	Yes
					778/16			44,000	No
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax	
Remove Cap	2023	Land Value	76,458	76,458	11%	8,410	Assessed	21,248	1,963.95
Year Frozen	0	Improvements	116,717	116,717		12,838	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	193,175	193,175		21,248	Total Taxable	21,248	1,964.00
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660003875	MADLAND, SARAH	17	189,181	0	20,809	1,923.00		
2024	2024-660003875	MADLAND, SARAH	17	200,000	0	22,000	2,033.00		
2023	2023-660003875	MADLAND, SARAH	17	200,000	0	22,000	2,015.00		
2022	2022-660003875	MADLAND, SARAH	17	142,152	1000	13,680	1,266.00		
2021	2021-660003875	GARROUTTE, KEELI	17	131,692	1000	13,252	1,170.00		
2020	2020-660003875	GARROUTTE, KEELI	17	129,549	1000	12,837	1,175.00		
2019	2019-660003875	GARROUTTE, KEELI	17	122,128	1000	12,434	1,152.00		
2018	2018-660003875	GARROUTTE, KEELI	17	124,278	1000	12,671	1,171.00		
2017	2017-660003875	GARROUTTE, KEELI	17	123,234	1000	12,556	1,153.00		
2016	2016-660003875	GARROUTTE, KEELI	17	120,003	1000	12,200	1,145.00		
2015	2015-660003875	GARROUTTE, KEELI	17	95,035	0	10,454	943.00		
2014	2014-660003875	HANDCOCK, ERIK U & RACHEL L	17	97,785	0	10,668	989.00		
2013	2013-660003875	HANDCOCK, ERIK U & RACHEL L	17	93,652	0	10,160	930.00		



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Lot Data		Square-Foot - NBHD 1183 #1	
Lot Size			
Lot Count	1		
Units Buildable	1		
Non-Ag Acres	0.2065		
Topography			
Street Access			
Utilities			
Amenities	LOT SIZE ADJUSTMENT	0	0
Method	Square-Foot		
Base Lot Value	8,995.00 x 5.00 = 44,975		
Factor Value			
Adjustments	1.7000		
Lot Value	76,458		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	R3 Res Nbhd 3
Style	100% One Story
Exterior Wall	25% Veneer, Masonry 75% Frame, Siding, Wood
Base/Total Area	1,516 / 1,516
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,516
Fixture/RghIn	7 /
Bed/F/H Bath	3 / 1.5 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1986 / 30

### GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

### Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	126,739 83.60 Per SqFt

### Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	2
Indicated Value	200,000 Per SqFt

### Value Reconciliation

Selected Approach	Cost Approach
Improvements	115,604
Lot Value	76,458
Indicated Value	192,062 126.69 Per SqFt
Agland Value	
Site Improvements	1,113
Total Value	193,175 127.42 Total Value Per SqFt

### Cost Approach Manual : 01/2025

Base Cost	100.03	Total Misc Impr	+	9,328
Roofing Adj	+ 4.50	Garage Cost	+	
Subfloor Adj	+ -1.15	Total RCN	=	192,673
Heat/Cool Adj	+ 11.47	Depreciation ( 40%)	-	77,069
Plumbing Adj	+ 6.09	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	115,604
Adj Base Cost	= 120.94	Lot Value	+	76,458
Total Area	x 1,516	Indicated Value	=	192,062
Adjusted Cost	= 183,345	Value Per SqFt		126.69

### 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	9738		132	132	23.83		3,146
PATO	SLAB PORCH - OPEN	9739	10x10		100	10.86		1,086



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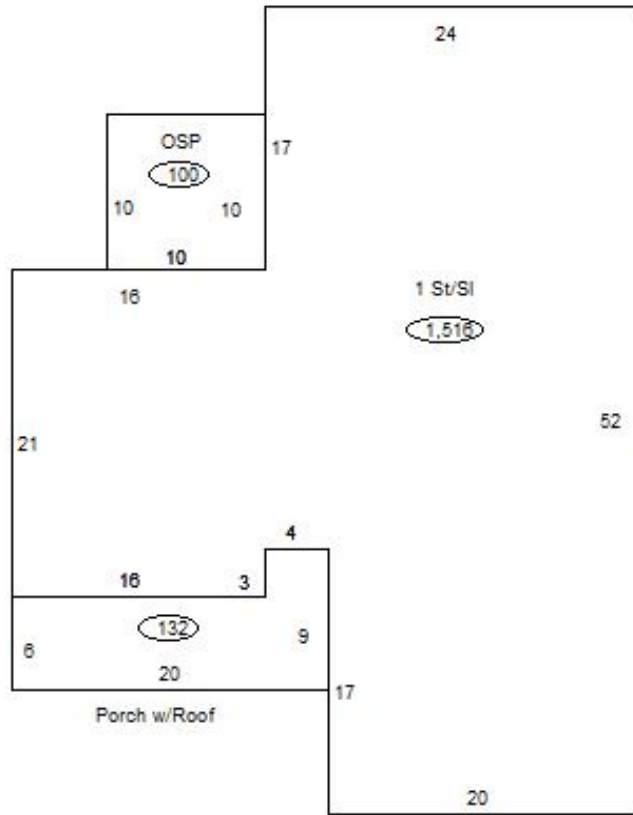
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### Sketch Image

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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	1,516	1.000	1,516
2	M	PRCH		13	SLBC	132	1.000	132
3	M	PATO		13	Open Slab	100	1.000	100
<b>Total Building Area</b>						1,516		1,516



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	14x20x0			280
	Qual	2	Cond 3	Year	Eff Age 1520	
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (15% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (4.68 x 280)		1,310		1,310 197		1,113