



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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 Time 02:56:57
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Assessment Data					Primary Image																																																	
Account 660003880 Parcel ID 000000-00-0-10350-002-0017 Cadastral ID 05-21-16-01250 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 304074 MARESCO PROPERTIES LLC 25375 S 4150 CLAREMORE OK 74019-0000 Parcel Location Situs 01406 PARADISE PARK Subdivision PARKWAY Lot/Block 0017 / 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;">04/21/2023 11:23</p> <p>\\tsclient\T\TOMMY DUNLAP\New folder (179)\IMG_0010.JPG 4/21/2023</p>																																																	
Legal Description Lat/Long: 36.32529971 -95.62468069																																																						
LOT 17 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																																													
					2147/902	CAFASSO 1995 LIVING TRUST	12/21/2010	470,000	11																																													
					1116/688	LUNDY, RICHARD G &	05/18/1998	235,000	No																																													
					1029/76	PENTAGON INVESTMENT CORP	06/13/1996	340,000	No																																													
Parcel Valuation					<table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>92.430</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>2011</td> <td>Land Value 46,216</td> <td>23,945</td> <td>11%</td> <td>2,634</td> <td>Assessed</td> <td>15,520</td> <td>1,434.51</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements 131,024</td> <td>117,145</td> <td> </td> <td>12,886</td> <td>Penalty</td> <td>0</td> <td> </td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home 0</td> <td>0</td> <td> </td> <td>0</td> <td>Exemption</td> <td>0</td> <td>0.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 177,240</td> <td>141,090</td> <td> </td> <td>15,520</td> <td>Total Taxable</td> <td>15,520</td> <td>1,435.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax	Remove Cap	2011	Land Value 46,216	23,945	11%	2,634	Assessed	15,520	1,434.51	Year Frozen	0	Improvements 131,024	117,145		12,886	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00	TIF Project ID	0	Total Value 177,240	141,090		15,520	Total Taxable	15,520	1,435.00
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Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-660003880	MARESCO PROPERTIES LLC	17	175,382	0	14,781	1,366.00																																															
2024	2024-660003880	MARESCO PROPERTIES LLC	17	171,231	0	14,077	1,301.00																																															
2023	2023-660003880	MARESCO PROPERTIES LLC	17	142,491	0	13,407	1,228.00																																															
2022	2022-660003880	MARESCO PROPERTIES LLC	17	116,077	0	12,768	1,182.00																																															
2021	2021-660003880	MARESCO PROPERTIES LLC	17	125,086	0	13,759	1,215.00																																															
2020	2020-660003880	MARESCO PROPERTIES LLC	17	126,180	0	13,880	1,271.00																																															
2019	2019-660003880	MARESCO PROPERTIES LLC	17	120,256	0	13,228	1,225.00																																															
2018	2018-660003880	MARESCO PROPERTIES LLC	17	126,775	0	13,945	1,289.00																																															
2017	2017-660003880	MARESCO PROPERTIES LLC	17	125,712	0	13,828	1,270.00																																															
2016	2016-660003880	MARESCO PROPERTIES LLC	17	120,266	0	13,229	1,242.00																																															
2015	2015-660003880	MARESCO PROPERTIES LLC	17	116,782	0	12,846	1,159.00																																															
2014	2014-660003880	MARESCO PROPERTIES LLC	17	119,840	0	12,595	1,168.00																																															
2013	2013-660003880	MARESCO PROPERTIES LLC	17	115,560	0	11,996	1,098.00																																															



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Lot Data	Square-Foot - NBHD 1183 #1	Primary Image
Lot Size Lot Count 1 Units Buildable 10000 Non-Ag Acres 0.2168 Topography Street Access Utilities Amenities LOT SIZE ADJUSTMENT 0 0 Method Square-Foot Base Lot Value 9,443.00 x 4.89 = 46,216 Factor Value Adjustments 1.0000 Lot Value 46,216		

Residential Data	
Type	5 Duplex
Condition	3 - Average
Quality	2 - Fair
Architecture	R3 Res Nbhd 3
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,830 / 1,830
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,830
Fixture/RghIn	11 /
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	550 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1980 / 35

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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	165,694	90.54	Per SqFt

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

Cost Approach				Manual : 01/2025	
Base Cost	108.94	Total Misc Impr	+	6,324	
Roofing Adj	+ 3.71	Garage Cost	+	16,726	
Subfloor Adj	+ 0.00	Total RCN	=	262,048	
Heat/Cool Adj	+ 10.74	Depreciation (50%)	-	131,024	
Plumbing Adj	+ 7.21	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	131,024	
Adj Base Cost	= 130.60	Lot Value	+	46,216	
Total Area	x 1,830	Indicated Value	=	177,240	
Adjusted Cost	= 238,998	Value Per SqFt		96.85	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	131,024		
Lot Value	46,216		
Indicated Value	177,240	96.85	Per SqFt
Agland Value			
Site Improvements			
Total Value	177,240	96.85	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	9766	23x6		138	24.11		3,327
PATO	SLAB PORCH - OPEN	9767	11x11		121	10.06		1,217
PRCH	SLAB PORCH - COVERED	9768	12x4		48	24.29		1,166
PATO	SLAB PORCH - OPEN	9769	12x5		60	10.24		614



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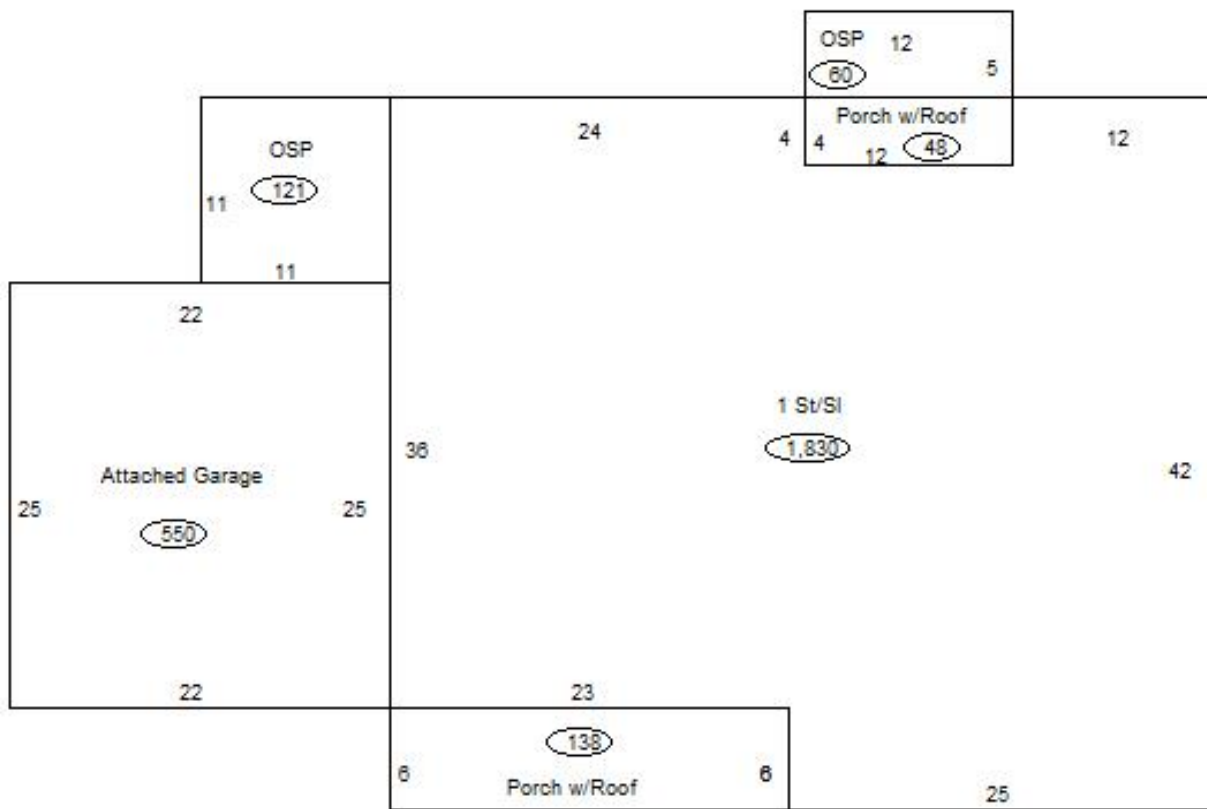
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Sketch Image

660003880



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,830	1.000	1,830
2	G	1		13	Attached Garage	550	1.000	550
3	M	PRCH		13	SLBC	138	1.000	138
4	M	PATO		13	Open Slab	121	1.000	121
5	M	PRCH		13	SLBC	48	1.000	48
6	M	PATO		13	Open Slab	60	1.000	60
Total Building Area						1,830		1,830