




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 660003901 Parcel ID 000000-00-0-10350-004-0001 Cadastral ID 05-21-16-01460 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 346664 GRAZIANO, MICHAEL JR 1410 PARADISE LN CLAREMORE OK 74017-0000 Parcel Location Situs 01410 PARADISE LN Subdivision PARKWAY Lot/Block 0001 / 0004 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 11:52</p> <p>\\tsclient\T\TOMMY DUNLAP\New folder (179)\IMG_0030.JPG 4/21/2023</p>																																																	
Legal Description Lat/Long: 36.32462357 -95.62571912																																																						
LOT 1 BLOCK 4 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																																													
					/	HOLDERFIELD, WENDI D &	03/18/2025	179,000	YES																																													
					/	STRAW, BRENDA K	03/28/2024		4																																													
					1847/770	MCCURDY, ERIC &	02/22/2007	73,000	4																																													
					846/646			59,000	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>2026</td> <td>Land Value 70,362</td> <td>70,362</td> <td>11%</td> <td>7,740</td> <td>Assessed</td> <td>19,690</td> <td>1,819.95</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements 108,640</td> <td>108,640</td> <td> </td> <td>11,950</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 179,002</td> <td>179,002</td> <td> </td> <td>19,690</td> <td>Total Taxable</td> <td>19,690</td> <td>1,820.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax	Remove Cap	2026	Land Value 70,362	70,362	11%	7,740	Assessed	19,690	1,819.95	Year Frozen	0	Improvements 108,640	108,640		11,950	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00	TIF Project ID	0	Total Value 179,002	179,002		19,690	Total Taxable	19,690	1,820.00
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Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-660003901	GRAZIANO, MICHAEL JR	17	137,951	0	12,692	1,173.00																																															
2024	2024-660003901	HOLDERFIELD, WENDI D &	17	139,044	0	12,087	1,117.00																																															
2023	2023-660003901	STRAW, BRENDA K	17	104,655	0	11,512	1,054.00																																															
2022	2022-660003901	STRAW, BRENDA K	17	99,794	0	10,977	1,016.00																																															
2021	2021-660003901	STRAW, BRENDA K	17	100,851	0	11,094	980.00																																															
2020	2020-660003901	STRAW, BRENDA K	17	101,430	0	11,157	1,022.00																																															
2019	2019-660003901	STRAW, BRENDA K	17	96,863	0	10,655	987.00																																															
2018	2018-660003901	STRAW, BRENDA K	17	100,556	0	11,061	1,022.00																																															
2017	2017-660003901	STRAW, BRENDA K	17	99,767	0	10,974	1,008.00																																															
2016	2016-660003901	STRAW, BRENDA K	17	97,322	0	10,705	1,005.00																																															
2015	2015-660003901	STRAW, BRENDA K	17	95,111	0	10,462	944.00																																															
2014	2014-660003901	STRAW, BRENDA K	17	97,741	0	10,494	973.00																																															
2013	2013-660003901	STRAW, BRENDA K	17	92,453	0	9,994	915.00																																															




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Lot Data	Square-Foot - NBHD 1183 #1	Primary Image
Lot Size Lot Count 1 Units Buildable 10000 Non-Ag Acres 0.2278 Topography Street Access Utilities Amenities LOT SIZE ADJUSTMENT 0 0 Method Square-Foot Base Lot Value 9,924.00 x 4.79 = 47,539 Factor Value Adjustments 1.4801 Lot Value 70,362		 <p>\\tsclient\T\TOMMY DUNLAP\New folder (179)\IMG_0030.JPG 4/21/2023</p>

Residential Data	
Type	1 Single Family Residence
Condition	3.5 - Average
Quality	2.5 - Fair
Architecture	R3 Res Nbhd 3
Style	100% One Story
Exterior Wall	80% Frame, Siding, Vinyl 20% Veneer, Masonry
Base/Total Area	1,192 / 1,192
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,192
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	400 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1984 / 29

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	139,486 117.02 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	140,930 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	108,640
Lot Value	70,362
Indicated Value	179,002 150.17 Per SqFt
Agland Value	
Site Improvements	
Total Value	179,002 150.17 Total Value Per SqFt

Cost Approach Manual : 01/2025

Base Cost	104.85	Total Misc Impr	+	9,448
Roofing Adj	+ 4.76	Garage Cost	+	11,700
Subfloor Adj	+ -1.22	Total RCN	=	178,099
Heat/Cool Adj	+ 11.47	Depreciation (39%)	-	69,459
Plumbing Adj	+ 11.81	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	108,640
Adj Base Cost	= 131.67	Lot Value	+	70,362
Total Area	x 1,192	Indicated Value	=	179,002
Adjusted Cost	= 156,951	Value Per SqFt		150.17

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	9875		96	96	23.97		2,301
PATO	SLAB PORCH - OPEN	9876	16x13		208	9.86		2,051



Rogers

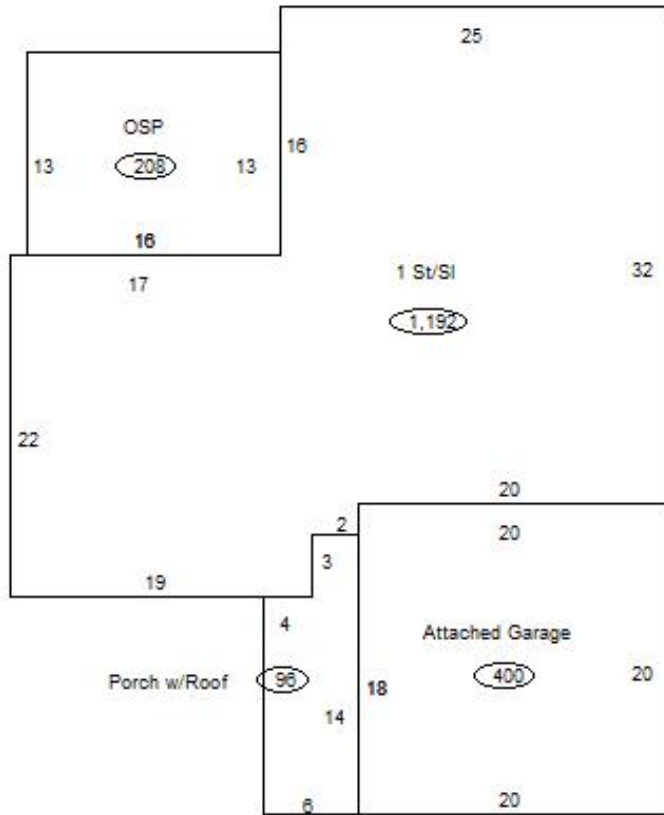
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Sketch Image

660003901



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,192	1.000	1,192
2	G	1		13	Attached Garage	400	1.000	400
3	M	PRCH		13	SLBC	96	1.000	96
4	M	PATO		13	Open Slab	208	1.000	208
Total Building Area						1,192		1,192