




# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image														
<b>Account</b> 660003903 <b>Parcel ID</b> 000000-00-0-10350-004-0003 <b>Cadastral ID</b> 05-21-16-01480 <b>Property Type</b> REAL - Real Property <b>Property Class</b> URP VI Area 1 <b>Tax Area</b> 17 - CLAREMORE OT <b>Name ID</b> 347788 MOCABEE, LEE ANN  1406 PARADISE LN CLAREMORE OK 74017-0000  <b>Parcel Location</b> <b>Situs</b> 01406 PARADISE LN <b>Subdivision</b> PARKWAY <b>Lot/Block</b> 0003 / 0004 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 5 / 21 / 16 / 5 <b>Neighborhood</b> 1183 - R-V01-SW CLAREMORE <b>School District</b> S001 - CLAREMORE SCHOOLS					 <p>\\tsclient\T\TOMMY DUNLAP\New folder (179)\IMG_0033.JPG 4/21/2023</p>														
<b>Legal Description</b> Lat/Long: 36.32456860 -95.62505465																			
LOT 3 BLOCK 4 PARKWAY					<b>Building Permits</b> <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 colspan="5"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount															
<b>Exemptions</b>					<b>Sale History</b>														
<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>	<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>										
H	Homestead	No	1,000		/	GREEN, SHANNA JO	07/30/2025	197,000	YES										
H	Homestead	No	1,000		2673/914	BLY, DAVID A & BARBARA K	11/07/2017	125,500	YES										
					2472/682	SEC OF HUD	05/12/2015	0	3										
					2450/949	EWERS, JOHN &	11/05/2014	0	10										
					2109/297	LANHAM, WYNEMA	05/11/2010	105,000	YES										
					1480/326	WALLACE, ROBERT D &	05/21/2003	86,000	YES										
<b>Parcel Valuation</b>																			
<b>Source</b>	<b>REAL</b>		<b>Fair Cash</b>	<b>Capped</b>	<b>Asmnt Level</b>	<b>Assessed</b>	<b>Levy Rate</b>	92.430	<b>Current Tax</b>										
<b>Remove Cap</b>	2026		<b>Land Value</b>	72,401	72,401	11%	7,964	<b>Assessed</b>	21,670										
<b>Year Frozen</b>	0		<b>Improvements</b>	124,599	124,599		13,706	<b>Penalty</b>	0										
<b>Uncapped Value</b>	0		<b>Mobile Home</b>	0	0		0	<b>Exemption</b>	0										
<b>TIF Project ID</b>	0		<b>Total Value</b>	197,000	197,000		21,670	<b>Total Taxable</b>	21,670										
<b>Assessment History</b>																			
<b>Tax Year</b>	<b>Statement Number</b>	<b>Billed Owner</b>			<b>Tax Area</b>	<b>Total Value</b>	<b>Exemptions</b>	<b>Taxable Value</b>	<b>Billed Tax</b>										
2025	2025-660003903	MOCABEE, LEE ANN			17	143,012	1000	14,486	1,339.00										
2024	2024-660003903	GREEN, SHANNA JO			17	143,699	1000	14,035	1,297.00										
2023	2023-660003903	GREEN, DEAN &			17	133,840	1000	13,597	1,245.00										
2022	2022-660003903	GREEN, DEAN &			17	128,835	1000	13,172	1,219.00										
2021	2021-660003903	GREEN, DEAN &			17	127,349	1000	13,008	1,149.00										
2020	2020-660003903	GREEN, DEAN &			17	126,632	1000	12,639	1,157.00										
2019	2019-660003903	GREEN, DEAN &			17	120,377	1000	12,241	1,134.00										
2018	2018-660003903	GREEN, DEAN &			17	125,197	1000	12,772	1,180.00										
2017	2017-660003903	BLY, DAVID A & BARBARA K			17	113,370	0	12,471	1,145.00										
2016	2016-660003903	BLY, DAVID A & BARBARA K			17	110,495	0	12,154	1,141.00										
2015	2015-660003903	BLY, DAVID A & BARBARA K			17	108,854	0	11,974	1,080.00										
2014	2014-660003903	EWERS, JOHN &			17	111,959	1000	10,585	982.00										
2013	2013-660003903	EWERS, JOHN &			17	105,983	1000	10,248	938.00										



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Lot Data		Square-Foot - NBHD 1183 #1	
Lot Size			
Lot Count	1		
Units Buildable	10000		
Non-Ag Acres	0.2176		
Topography			
Street Access			
Utilities			
Amenities	LOT SIZE ADJUSTMENT	0	0
Method	Square-Foot		
Base Lot Value	9,480.00 x 4.89 = 46,318		
Factor Value			
Adjustments	1.5631		
Lot Value	72,401		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	50% Frame, Siding, Wood 50% Veneer, Masonry
Base/Total Area	1,276 / 1,276
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,276
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	399 Attached Garage - Unfinished 2 Stalls
Remodel	PARTIAL -
Year/Eff Age	1984 / 21

### GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

### Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	128,895 101.01 Per SqFt

### Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	172,230 Per SqFt

### Value Reconciliation

Selected Approach	Cost Approach
Improvements	124,599
Lot Value	72,401
Indicated Value	197,000 154.39 Per SqFt
Agland Value	
Site Improvements	
Total Value	197,000 154.39 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	98.22	Total Misc Impr	+ 9,092
Roofing Adj	+ 4.20	Garage Cost	+ 9,923
Subfloor Adj	+ 0.00	Total RCN	= 175,491
Heat/Cool Adj	+ 10.30	Depreciation ( 29%)	- 50,892
Plumbing Adj	+ 9.91	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 124,599
Adj Base Cost	= 122.63	Lot Value	+ 72,401
Total Area	x 1,276	Indicated Value	= 197,000
Adjusted Cost	= 156,476	Value Per SqFt	154.39

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	4,576.55		4,577
PRCH	SLAB PORCH - COVERED	9883		64	64	21.09		1,350
PRCH	SLAB PORCH - COVERED	9884	19x8		152	20.82		3,165



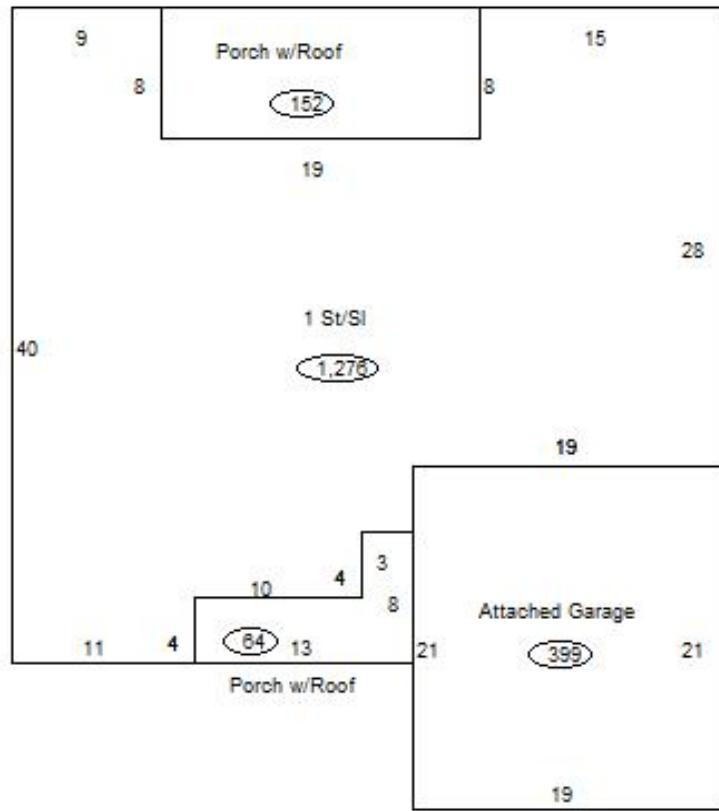
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Sketch Image

660003903



**Sketch Vector Information**

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,276	1.000	1,276
2	G	1		13	Attached Garage	399	1.000	399
3	M	PRCH		13	SLBC	64	1.000	64
4	M	PRCH		13	SLBC	152	1.000	152
<b>Total Building Area</b>						1,276		1,276