



# 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	660003922								
Parcel ID	000000-00-0-10772-002-0013								
Cadastral ID	05-21-16-03250								
Property Type	REAL - Real Property								
Property Class	URP	VI Area	1						
Tax Area	17 - CLAREMORE OT								
Name ID	301632								
THURSTON, KELLY									
826 W 23RD ST N CLAREMORE OK 74017-0000									
Parcel Location									
Situs	00826 W 23RD ST N								
Subdivision	SPRINGBROOK ESTATES I								
Lot/Block	0013 / 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: 36.33161963 -95.61847476									
Building Permits									
LOT 13 BLOCK 2 SPRINGBROOK EST I									
Exemptions									
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
H	Homestead	Yes	1,000	1,000	2064/154	CLEEK, GARY D	10/21/2009	106,000	YES
					1412/719	DRAKE, CINDY L	10/04/2002	85,000	YES
					987/381	REED, ROBERT G &	04/19/1995	69,500	Yes
					970/135	STIMSON, TERRANCE J &	10/04/1994	7,000	No
					953/399	MORRIS, RON	04/05/1994	3,750	No
					858/890			0	No
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax	
Remove Cap	2010	Land Value	45,375	25,952	11%	2,855	Assessed	15,396	1,423.05
Year Frozen	0	Improvements	118,261	114,005		12,541	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-92.00
TIF Project ID	0	Total Value	163,636	139,957		15,396	Total Taxable	14,396	1,331.00
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660003922	THURSTON, KELLY	17	160,960	1000	13,947	1,289.00		
2024	2024-660003922	THURSTON, KELLY	17	162,878	1000	13,512	1,249.00		
2023	2023-660003922	THURSTON, KELLY	17	136,926	1000	13,089	1,199.00		
2022	2022-660003922	THURSTON, KELLY	17	126,523	1000	12,679	1,174.00		
2021	2021-660003922	THURSTON, KELLY	17	120,731	1000	12,280	1,084.00		
2020	2020-660003922	THURSTON, KELLY	17	118,801	1000	12,066	1,105.00		
2019	2019-660003922	THURSTON, KELLY	17	115,320	1000	11,685	1,082.00		
2018	2018-660003922	THURSTON, KELLY	17	118,624	1000	12,049	1,113.00		
2017	2017-660003922	THURSTON, KELLY	17	117,642	1000	11,720	1,076.00		
2016	2016-660003922	THURSTON, KELLY	17	114,703	1000	11,349	1,065.00		
2015	2015-660003922	THURSTON, KELLY	17	109,534	1000	10,990	991.00		
2014	2014-660003922	THURSTON, KELLY	17	110,402	1000	10,641	987.00		
2013	2013-660003922	THURSTON, KELLY	17	104,204	1000	10,302	943.00		



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Lot Data		Square-Foot - NBHD 1183 #1	
Lot Size			
Lot Count	1		
Units Buildable	8000		
Non-Ag Acres	0.2098		
Topography			
Street Access			
Utilities			
Amenities	LOT SIZE ADJUSTMENT	0	0
Method	Square-Foot		
Base Lot Value	9,137.00 x 4.97 = 45,375		
Factor Value			
Adjustments	1.0000		
Lot Value	45,375		



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-4-19\IMG\_001: 4/19/2023

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	R3 Res Nbhd 3
Style	100% One Story
Exterior Wall	10% Frame, Siding, Wood 90% Veneer, Masonry
Base/Total Area	1,279 / 1,279
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,279
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	550 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1995 / 23

### GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

### Multiple Regression

MRA Code	1 Test
Adjusted R	0.8445
Indicated Value	154,294 120.64 Per SqFt

### Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	157,720 Per SqFt

### Value Reconciliation

Selected Approach	Cost Approach
Improvements	118,261
Lot Value	45,375
Indicated Value	163,636 127.94 Per SqFt
Agland Value	
Site Improvements	
Total Value	163,636 127.94 Total Value Per SqFt

### Cost Approach Manual : 01/2025

Base Cost	100.05	Total Misc Impr	+	4,910
Roofing Adj	+ 4.11	Garage Cost	+	12,568
Subfloor Adj	+ 0.00	Total RCN	=	176,509
Heat/Cool Adj	+ 10.30	Depreciation ( 33%)	-	58,248
Plumbing Adj	+ 9.88	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	118,261
Adj Base Cost	= 124.34	Lot Value	+	45,375
Total Area	x 1,279	Indicated Value	=	163,636
Adjusted Cost	= 159,031	Value Per SqFt		127.94

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	9934	28x6		168	20.77		3,489
PATO	SLAB PORCH - OPEN	9935	12x12		144	9.87		1,421



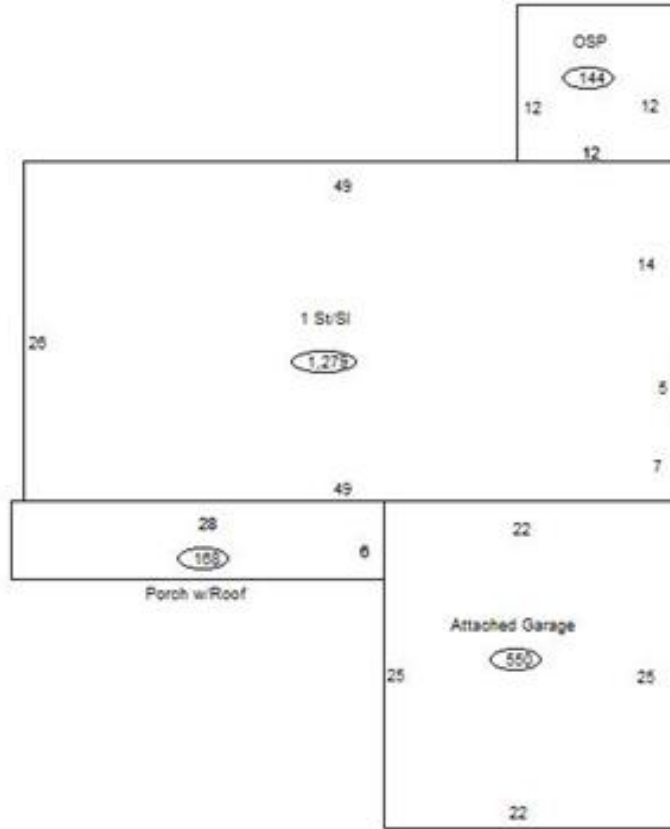
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Sketch Image

660003922



**Sketch Vector Information**

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,279	1.000	1,279
2	G	1		13	Attached Garage	550	1.000	550
3	M	PRCH		13	SLBC	168	1.000	168
4	M	PATO		13	Open Slab	144	1.000	144
<b>Total Building Area</b>						<b>1,279</b>		<b>1,279</b>