



# 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> 660003943 <b>Parcel ID</b> 000000-00-0-10772-003-0010 <b>Cadastral ID</b> 05-21-16-03460 <b>Property Type</b> REAL - Real Property <b>Property Class</b> CL VI Area 1 <b>Tax Area</b> 17 - CLAREMORE OT <b>Name ID</b> 13734 CITY OF CLAREMORE	

104 S MUSKOGEE  
 CLAREMORE OK 74017-0000

**Parcel Location**

**Situs** 00815 W 23RD ST N  
**Subdivision** SPRINGBROOK ESTATES I  
**Lot/Block** 0010 / 0003 **Parcel Size** 1 - Lots  
**Sec/Twn/Rng** 5 / 21 / 16 / 5  
**Neighborhood** 5564 - CITY LAND  
**School District** S001 - CLAREMORE SCHOOLS

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Legal Description	Lat/Long: 36.33110246 -95.61608760	Building Permits
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LOT 10 BLOCK 3 SPRINGBROOK EST I

Number	Description	Opened	Closed	Amount

Exemptions					Sale History				
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
H	Homestead	No	1,000		/	LANDERS, RACHEL L	10/20/2022	0	1
					2547/619	JOHNSON PROPERTY HOLDINGS LLC	05/03/2016	86,000	YES
					2501/184	JOHNSON, STEPHEN A &	09/04/2015	0	4
					945/49	SECRETARY OF VETERAN-AFFAIRS	01/28/1994	55,750	No
					912/15	SMITH, LLOYD D	04/13/1993	0	No

Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax	
Remove Cap	2023	Land Value	9	0	11%	0	Assessed	0	0.00
Year Frozen	0	Improvements	93,974	0		0	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	93,983	0		0	Total Taxable	0	0.00

Assessment History								
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	
2025	2025-660003943	CITY OF CLAREMORE	17	92,486	0		.00	
2024	2024-660003943	CITY OF CLAREMORE	17	148,352	0		.00	
2023	2023-660003943	CITY OF CLAREMORE	17	105,058	0		.00	
2022	2022-660003943	LANDERS, RACHEL L	17	87,160	1000	8,588	795.00	
2021	2021-660003943	LANDERS, RACHEL L	17	87,902	1000	8,669	765.00	
2020	2020-660003943	LANDERS, RACHEL L	17	88,707	1000	8,592	787.00	
2019	2019-660003943	LANDERS, RACHEL L	17	84,663	1000	8,313	770.00	
2018	2018-660003943	LANDERS, RACHEL L	17	88,388	1000	8,723	806.00	
2017	2017-660003943	LANDERS, RACHEL L	17	87,673	1000	8,644	794.00	
2016	2016-660003943	LANDERS, RACHEL L	17	105,877	0	11,646	1,093.00	
2015	2015-660003943	JOHNSON PROPERTY HOLDINGS LLC	17	104,627	0	11,509	1,038.00	
2014	2014-660003943	JOHNSON, STEPHEN A &	17	107,569	0	11,352	1,053.00	
2013	2013-660003943	JOHNSON, STEPHEN A &	17	101,827	0	10,811	989.00	



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Lot Data		Square-Foot - NBHD 1183 #1		Primary Image	
Lot Size					
Lot Count	1				
Units Buildable					
Non-Ag Acres	0				
Topography					
Street Access					
Utilities					
Amenities		0			
		0			
Method	Square-Foot				
Base Lot Value					
Factor Value					
Adjustments	1.0000				
Lot Value					

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	90% Frame, Siding, Vinyl 10% Veneer, Masonry
Base/Total Area	1,212 / 1,212
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,212
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	500 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1984 / 32



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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	134,780	111.20	Per SqFt

Direct Comparables		
Selection Model	DEFAULT	DEFAULT SELECTION MODEL
Adjustment Model	DEFAULT	DEFAULT ADJUSTMENTS TABLE
Comparables	6	
Indicated Value	153,230	Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	95.40	Total Misc Impr	+	10,245			
Roofing Adj	+ 4.25	Garage Cost	+	11,665			
Subfloor Adj	+ 0.00	Total RCN	=	167,811			
Heat/Cool Adj	+ 10.30	Depreciation ( 44%)	-	73,837			
Plumbing Adj	+ 10.43	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	93,974			
Adj Base Cost	= 120.38	Lot Value	+				
Total Area	x 1,212	Indicated Value	=	93,974			
Adjusted Cost	= 145,901	Value Per SqFt		77.54			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	93,974		
Lot Value			
Indicated Value	93,974	77.54	Per SqFt
Agland Value	9		
Site Improvements			
Total Value	93,983	77.54	Total Value Per SqFt

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	10021		198	198	20.67		4,093
PATO	SLAB PORCH - OPEN	10022	18x9		162	9.72		1,575





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### Agland Inventory

660003943

Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
SO	SOGN SOILS	NTV PST	15			.250	36	36	9	9
<b>NTV PST Totals</b>						0.250			9	9
<b>Total Agland</b>						0.250			9	9