



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 | 660003944 | | | | | | | | |
| Parcel ID | 000000-00-0-10772-003-0011 | | | | | | | | |
| Cadastral ID | 05-21-16-03470 | | | | | | | | |
| Property Type | REAL - Real Property | | | | | | | | |
| Property Class | URP | VI Area | 1 | | | | | | |
| Tax Area | 17 - CLAREMORE OT | | | | | | | | |
| Name ID | 62374 | | | | | | | | |
| MCDONALD, GERALD D | | | | | | | | | |
| 817 W 23RD ST N CLAREMORE OK 74017-0000 | | | | | | | | | |
| Parcel Location | | | | | | | | | |
| Situs | 00817 W 23RD ST N | | | | | | | | |
| Subdivision | SPRINGBROOK ESTATES I | | | | | | | | |
| Lot/Block | 0011 / 0003 | 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: 36.33112161 -95.61649928 | | | | | | | | | |
| Building Permits | | | | | | | | | |
| LOT 11 BLOCK 3 SPRINGBROOK EST I | | | | | | | | | |
| Exemptions | | | | | | | | | |
| Code | Type | Active | Maximum | Exemption | Sale History | | | | |
| H | Homestead | Yes | 1,000 | 1,000 | Bk/Pg | Grantor | Date | Price | Code |
| Parcel Valuation | | | | | | | | | |
| Source | REAL | Fair Cash | Capped | Asmnt Level | Assessed | Levy Rate | 92.430 | Current Tax | |
| Remove Cap | 0 | Land Value | 80,261 | 46,036 | 11% | 5,064 | Assessed | 11,450 | 1,058.32 |
| Year Frozen | 2018 | Improvements | 101,215 | 58,054 | | 6,386 | Penalty | 0 | |
| Uncapped Value | 0 | Mobile Home | 0 | 0 | | 0 | Exemption | 1,000 | -92.00 |
| TIF Project ID | 0 | Total Value | 181,476 | 104,090 | | 11,450 | Total Taxable | 10,450 | 966.00 |
| Assessment History | | | | | | | | | |
| Tax Year | Statement Number | Billed Owner | Tax Area | Total Value | Exemptions | Taxable Value | Billed Tax | | |
| 2025 | 2025-660003944 | MCDONALD, GERALD D | 17 | 178,192 | 1000 | 10,450 | 966.00 | | |
| 2024 | 2024-660003944 | MCDONALD, GERALD D | 17 | 198,078 | 1000 | 10,449 | 966.00 | | |
| 2023 | 2023-660003944 | MCDONALD, GERALD D | 17 | 118,390 | 1000 | 10,449 | 957.00 | | |
| 2022 | 2022-660003944 | MCDONALD, GERALD D | 17 | 106,513 | 1000 | 10,450 | 967.00 | | |
| 2021 | 2021-660003944 | MCDONALD, GERALD D | 17 | 109,721 | 1000 | 10,450 | 923.00 | | |
| 2020 | 2020-660003944 | MCDONALD, GERALD D | 17 | 107,995 | 1000 | 10,450 | 957.00 | | |
| 2019 | 2019-660003944 | MCDONALD, GERALD D | 17 | 104,090 | 1000 | 10,450 | 968.00 | | |
| 2018 | 2018-660003944 | MCDONALD, GERALD D | 17 | 109,520 | 1000 | 10,814 | 999.00 | | |
| 2017 | 2017-660003944 | MCDONALD, GERALD D | 17 | 108,640 | 1000 | 10,470 | 962.00 | | |
| 2016 | 2016-660003944 | MCDONALD, GERALD D | 17 | 105,945 | 1000 | 10,136 | 951.00 | | |
| 2015 | 2015-660003944 | MCDONALD, GERALD D | 17 | 103,133 | 1000 | 9,812 | 885.00 | | |
| 2014 | 2014-660003944 | MCDONALD, GERALD D | 17 | 103,919 | 1000 | 9,497 | 881.00 | | |
| 2013 | 2013-660003944 | MCDONALD, GERALD D | 17 | 98,195 | 1000 | 9,191 | 841.00 | | |



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| Lot Data | Square-Foot - NBHD 1183 #1 | Primary Image |
|-----------------|----------------------------|---------------|
| Lot Size | | |
| Lot Count | 1 | |
| Units Buildable | 8000 | |
| Non-Ag Acres | 0.501 | |
| Topography | | |
| Street Access | | |
| Utilities | | |
| Amenities | LOT SIZE ADJUSTMENT | |
| | 0 | |
| | 0 | |
| Method | Square-Foot | |
| Base Lot Value | 21,823.00 x 3.68 = 80,261 | |
| Factor Value | | |
| Adjustments | 1.0000 | |
| Lot Value | 80,261 | |

| Residential Data | |
|------------------|---|
| Type | 1 Single Family Residence |
| Condition | 3 - Average |
| Quality | 2 - Fair |
| Architecture | R3 Res Nbhd 3 |
| Style | 100% One Story |
| Exterior Wall | 70% Veneer, Stone 30% Frame, Siding, Wood |
| Base/Total Area | 1,286 / 1,286 |
| Style | 100% One Story |
| HVAC | 100% Warmed & Cooled Air |
| Roof Cover | 1 Composition Shingle |
| Area on Slab | 1,286 |
| Fixture/RghIn | 11 / |
| Bed/F/H Bath | 3 / 2.0 / |
| Basement Area | |
| Garage Type | 508 Attached Garage - Unfinished 2 Stalls |
| Remodel | |
| Year/Eff Age | 1981 / 34 |

| GRM Approach | |
|-----------------|------|
| GRM Code | |
| Gross Rent | 0.00 |
| Indicated Value | |

| Multiple Regression | | | |
|---------------------|---------|--------|----------|
| MRA Code | 1 | Test | |
| Adusted R | 0.8445 | | |
| Indicated Value | 136,197 | 105.91 | Per SqFt |

| Direct Comparables | |
|--------------------|--------------------|
| Selection Model | A Adam Test |
| Adjustment Model | 1 2022 Residential |
| Comparables | 6 |
| Indicated Value | 156,170 Per SqFt |

| Cost Approach | | | | Manual : 01/2025 | |
|---------------|-----------|---------------------|---|------------------|--|
| Base Cost | 104.13 | Total Misc Impr | + | 7,034 | |
| Roofing Adj | + 4.19 | Garage Cost | + | 11,806 | |
| Subfloor Adj | + 0.00 | Total RCN | = | 184,027 | |
| Heat/Cool Adj | + 10.30 | Depreciation (45%) | - | 82,812 | |
| Plumbing Adj | + 9.83 | Lump Sums | + | 0 | |
| Basement Adj | + 0.00 | RCNLD | = | 101,215 | |
| Adj Base Cost | = 128.45 | Lot Value | + | 80,261 | |
| Total Area | x 1,286 | Indicated Value | = | 181,476 | |
| Adjusted Cost | = 165,187 | Value Per SqFt | | 141.12 | |

| Value Reconciliation | | | |
|----------------------|---------------|--------|----------------------|
| Selected Approach | Cost Approach | | |
| Improvements | 101,215 | | |
| Lot Value | 80,261 | | |
| Indicated Value | 181,476 | 141.12 | Per SqFt |
| Agland Value | | | |
| Site Improvements | | | |
| Total Value | 181,476 | 141.12 | 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 | 10025 | 17x4 | | 68 | 21.08 | | 1,433 |
| PATO | SLAB PORCH - OPEN | 10026 | 10x10 | | 100 | 10.24 | | 1,024 |



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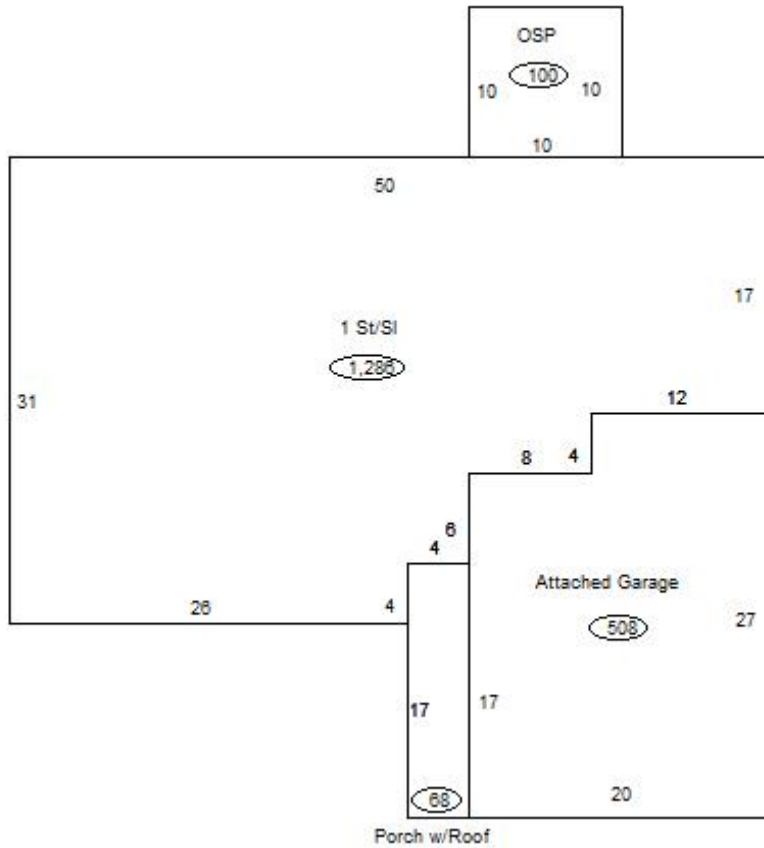
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Sketch Image

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Sketch Vector Information

| Sequence | Code | Type | Built Over | Scale | Section Label | Base Area | Multiplier | Total Area |
|----------------------------|------|------|------------|-------|-----------------|-----------|------------|------------|
| 1 | R | 1 | Slab | 13 | 1 St/Sl | 1,286 | 1.000 | 1,286 |
| 2 | G | 1 | | 13 | Attached Garage | 508 | 1.000 | 508 |
| 3 | M | PRCH | | 13 | SLBC | 68 | 1.000 | 68 |
| 4 | M | PATO | | 13 | Open Slab | 100 | 1.000 | 100 |
| Total Building Area | | | | | | 1,286 | | 1,286 |



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Outbuildings/Site Improvements

| Building Image | Code | Description | Dimensions | Floor | Roofing | Total Units |
|--|------|-----------------------|------------|------------|---------------------------------|--------------|
|  | STF | STG FAIR | 0x0x0 | | | |
| | Qual | 2 | Cond | Year | Eff Age | |
| Valuation Summary | | Modifier Total | | RCN | Depr (100% Phys/ % Func) | RCNLD |
| Base Cost (4.68 x) | | | | | | |