



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 660003951 Parcel ID 000000-00-0-10772-003-0018 Cadastral ID 05-21-16-03540 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 337441 NEWCOMB, JOHN T & KENDALL C 831 W 23RD ST N CLAREMORE OK 74017-0000 Parcel Location Situs 00831 W 23RD ST N Subdivision SPRINGBROOK ESTATES I Lot/Block 0018 / 0003 Parcel Size 1 - Lots Sec/Twn/Rng 5 / 21 / 16 / 5 Neighborhood 1183 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS					<p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-4-18\IMG_007 4/18/2023</p>																																																	
Legal Description Lot/Long: 36.33111294 -95.61810421																																																						
LOT 18 BLOCK 3 SPRINGBROOK EST I					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																																													
					/	LONGCO LLC	02/22/2022	171,500	YES																																													
					2600/804	SEC OF HUD	12/15/2016	0	3																																													
					2568/915	US BANK NA	06/17/2016	0	3																																													
					2542/873	WILLIAMS, LACEY DEE	04/08/2016	0	10																																													
					1949/248	TATE, LARRY W	04/23/2008	102,000	YES																																													
					1523/938	LEAMY, BRETT & AMBER	08/27/2003	89,000	YES																																													
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>2023</td> <td>Land Value 57,043</td> <td>57,043</td> <td>11%</td> <td>6,275</td> <td>Assessed</td> <td>18,920</td> <td>1,748.78</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements 114,956</td> <td>114,956</td> <td></td> <td>12,645</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 171,999</td> <td>171,999</td> <td></td> <td>18,920</td> <td>Total Taxable</td> <td>18,920</td> <td>1,749.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax	Remove Cap	2023	Land Value 57,043	57,043	11%	6,275	Assessed	18,920	1,748.78	Year Frozen	0	Improvements 114,956	114,956		12,645	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00	TIF Project ID	0	Total Value 171,999	171,999		18,920	Total Taxable	18,920	1,749.00
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Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-660003951	NEWCOMB, JOHN T & KENDALL C	17	170,079	0	18,709	1,729.00																																															
2024	2024-660003951	NEWCOMB, JOHN T & KENDALL C	17	171,500	0	18,865	1,744.00																																															
2023	2023-660003951	NEWCOMB, JOHN T & KENDALL C	17	171,500	0	18,865	1,728.00																																															
2022	2022-660003951	NEWCOMB, JOHN T & KENDALL C	17	81,197	0	8,932	827.00																																															
2021	2021-660003951	LONGCO LLC	17	82,982	0	9,128	806.00																																															
2020	2020-660003951	LONGCO LLC	17	84,157	0	9,065	830.00																																															
2019	2019-660003951	LONGCO LLC	17	78,484	0	8,633	800.00																																															
2018	2018-660003951	LONGCO LLC	17	82,429	0	9,067	838.00																																															
2017	2017-660003951	LONGCO LLC	17	81,815	0	9,000	827.00																																															
2016	2016-660003951	SEC OF HUD	17	107,113	0	11,782	1,106.00																																															
2015	2015-660003951	WILLIAMS, LACEY DEE	17	104,506	0	11,496	1,037.00																																															
2014	2014-660003951	WILLIAMS, LACEY DEE	17	107,425	0	11,715	1,086.00																																															
2013	2013-660003951	WILLIAMS, LACEY DEE	17	101,432	0	11,158	1,021.00																																															



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Lot Data	Square-Foot - NBHD 1183 #1	Primary Image
Lot Size Lot Count 1 Units Buildable 8000 Non-Ag Acres 0.2278 Topography Street Access Utilities Amenities LOT SIZE ADJUSTMENT 0 0 Method Square-Foot Base Lot Value 9,923.00 x 4.79 = 47,536 Factor Value Adjustments 1.2000 Lot Value 57,043		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	50% Veneer, Masonry 50% Frame, Siding, Wood
Base/Total Area	1,360 / 1,360
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,360
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	440 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1984 / 32

GRM Approach
GRM Code Gross Rent 0.00 Indicated Value

Multiple Regression
MRA Code 1 Test Adusted R 0.8445 Indicated Value 153,367 112.77 Per SqFt

Direct Comparables
Selection Model A Adam Test Adjustment Model 1 2022 Residential Comparables 6 Indicated Value 186,890 Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	104.84	Total Misc Impr	+ 8,804	Roofing Adj	+ 4.63	Garage Cost	+ 12,487
Subfloor Adj	+ -1.21	Total RCN	= 198,200	Heat/Cool Adj	+ 11.47	Depreciation (42%)	- 83,244
Plumbing Adj	+ 10.35	Lump Sums	+ 0	Basement Adj	+ 0.00	RCNLD	= 114,956
Adj Base Cost	= 130.08	Lot Value	+ 57,043	Total Area	x 1,360	Indicated Value	= 171,999
		Value Per SqFt	126.47	Adjusted Cost	= 176,909		

Value Reconciliation
Selected Approach Cost Approach Improvements 114,956 Lot Value 57,043 Indicated Value 171,999 126.47 Per SqFt Agland Value Site Improvements Total Value 171,999 126.47 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	5,095.98		5,096
PRCH	SLAB PORCH - COVERED	10053	16x4		64	24.07		1,540
PATO	SLAB PORCH - OPEN	10054	227		227	9.55		2,168



Rogers

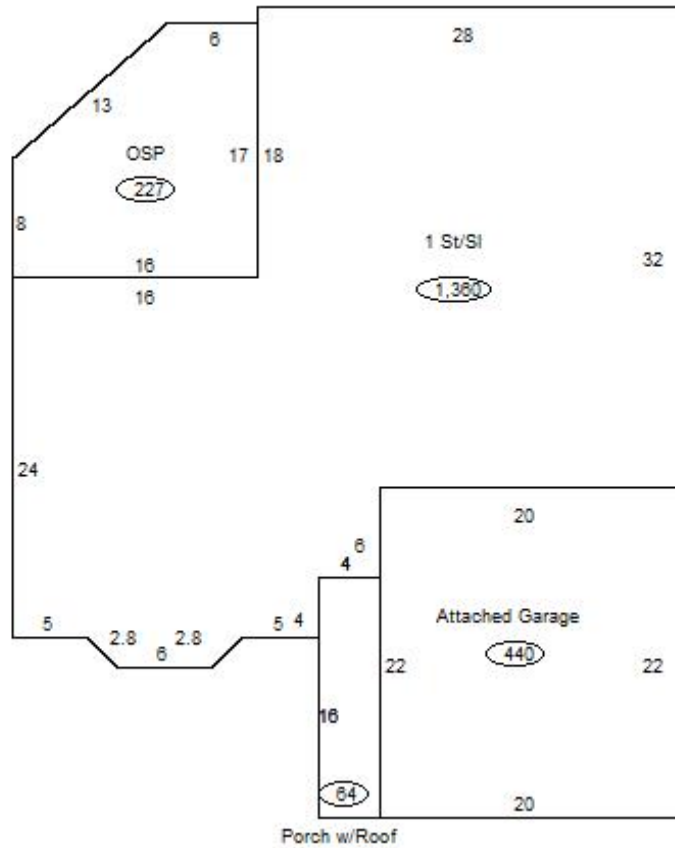
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Sketch Image

660003951



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,360	1.000	1,360
2	G	1		13	Attached Garage	440	1.000	440
3	M	PRCH		13	SLBC	64	1.000	64
4	M	PATO		13	Open Slab	227	1.000	227
Total Building Area						1,360		1,360