



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	660004101								
Parcel ID	000000-00-0-10260-002-0013								
Cadastral ID	05-21-16-06520								
Property Type	REAL - Real Property								
Property Class	URP	VI Area	1						
Tax Area	17 - CLAREMORE OT								
Name ID	75324								
WASHBURN, ROBERT R									
1125 W 16TH PLACE CLAREMORE OK 74017-0000									
Parcel Location									
Situs	01125 W 16TH PL N								
Subdivision	MEADOW VIEW								
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: 36.32469303 -95.62354843									
Building Permits									
LOT 13 BLOCK 2 MEADOW VIEW									
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	61,572	27,848	11%	3,063	Assessed	6,673	616.79
Year Frozen	2020	Improvements	72,556	32,815		3,610	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-93.00
TIF Project ID	0	Total Value	134,128	60,663		6,673	Total Taxable	5,673	524.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660004101	WASHBURN, ROBERT R			17	131,436	1000	5,673	524.00
2024	2024-660004101	WASHBURN, ROBERT R			17	139,343	1000	5,673	524.00
2023	2023-660004101	WASHBURN, ROBERT R			17	71,159	1000	5,672	520.00
2022	2022-660004101	WASHBURN, ROBERT R			17	58,897	1000	5,479	507.00
2021	2021-660004101	WASHBURN, ROBERT R			17	61,865	1000	5,805	513.00
2020	2020-660004101	WASHBURN, ROBERT R			17	63,027	1000	5,848	536.00
2019	2019-660004101	WASHBURN, ROBERT R			17	60,440	1000	5,648	523.00
2018	2018-660004101	WASHBURN, ROBERT R			17	66,539	1000	6,319	584.00
2017	2017-660004101	WASHBURN, ROBERT R			17	66,064	1000	6,267	576.00
2016	2016-660004101	WASHBURN, ROBERT R			17	64,608	1000	6,107	573.00
2015	2015-660004101	WASHBURN, ROBERT R			17	63,307	1000	5,964	538.00
2014	2014-660004101	WASHBURN, ROBERT R			17	65,542	1000	6,210	576.00
2013	2013-660004101	WASHBURN, ROBERT R			17	65,367	1000	6,190	566.00



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Lot Data		Square-Foot - NBHD 1183 #1	
Lot Size			
Lot Count	1		
Units Buildable	10000		
Non-Ag Acres	0.345		
Topography			
Street Access			
Utilities			
Amenities	LOT SIZE ADJUSTMENT	0	0
Method	Square-Foot		
Base Lot Value	15,027.00 x 4.10 = 61,572		
Factor Value			
Adjustments	1.0000		
Lot Value	61,572		



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-4-21\IMG_004; 4/24/2023

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	R3 Res Nbhd 3
Style	100% One Story
Exterior Wall	50% Veneer, Masonry 50% Frame, Siding, Wood
Base/Total Area	1,192 / 1,192
Style	100% One Story
HVAC	100% Forced Air Furnace
Roof Cover	4 Metal, Preformed
Area on Slab	1,192
Fixture/RghIn	4 /
Bed/F/H Bath	3 / 1.0 /
Basement Area	
Garage Type	456 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1972 / 41

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1 Test		
Adjusted R	0.8445		
Indicated Value	118,691	99.57	Per SqFt

Direct Comparables			
Selection Model	A Adam Test		
Adjustment Model	1 2022 Residential		
Comparables	6		
Indicated Value	143,510		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	97.83	Total Misc Impr	+ 3,693				
Roofing Adj	+ 4.95	Garage Cost	+ 10,889				
Subfloor Adj	+ 0.00	Total RCN	= 148,074				
Heat/Cool Adj	+ 5.00	Depreciation (51%)	- 75,518				
Plumbing Adj	+ 4.21	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 72,556				
Adj Base Cost	= 111.99	Lot Value	+ 61,572				
Total Area	x 1,192	Indicated Value	= 134,128				
Adjusted Cost	= 133,492	Value Per SqFt	112.52				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	72,556		
Lot Value	61,572		
Indicated Value	134,128	112.52	Per SqFt
Agland Value			
Site Improvements			
Total Value	134,128	112.52	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	10504	14x4		56	21.12		1,183
PRCH	SLAB PORCH - COVERED	10505	12x10		120	20.92		2,510



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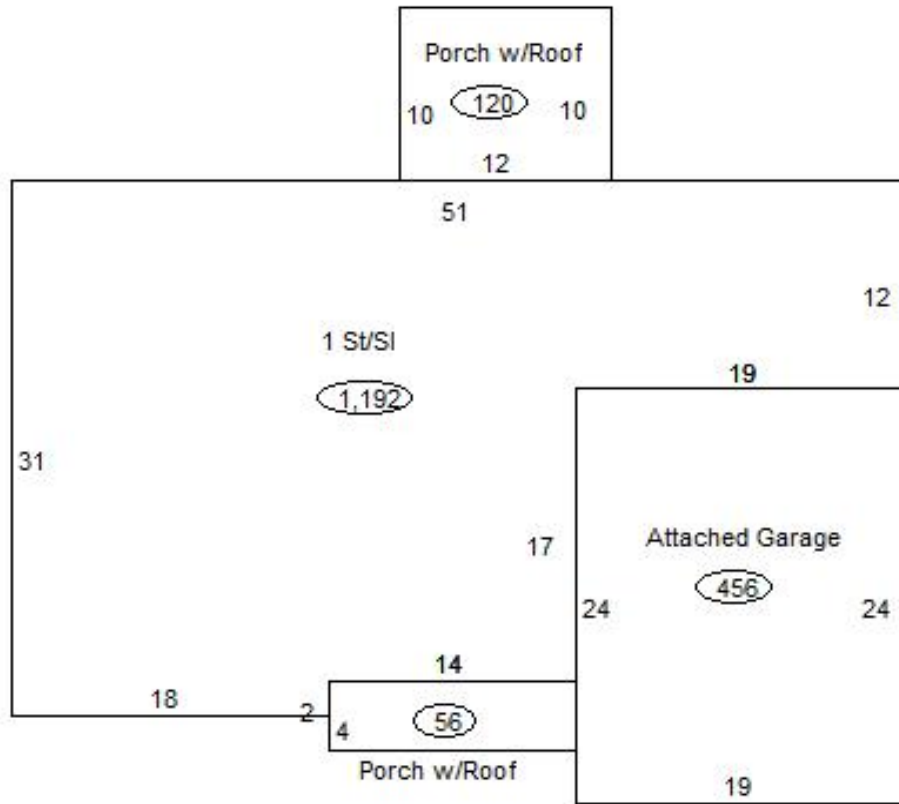
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Sketch Image

660004101



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,192	1.000	1,192
2	G	1		13	Attached Garage	456	1.000	456
3	M	PRCH		13	SLBC	56	1.000	56
4	M	PRCH		13	SLBC	120	1.000	120
Total Building Area						1,192		1,192



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
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STF	STG FAIR		0x0x0			
Qual	2	Cond	Year	Eff Age		

Valuation Summary	Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
Base Cost (4.68 x)				



STF	STG FAIR		0x0x0			
Qual		Cond	Year	Eff Age		

Valuation Summary	Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
Base Cost (4.68 x)				