




# 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> 660004110 <b>Parcel ID</b> 000000-00-0-10260-002-0022 <b>Cadastral ID</b> 05-21-16-06610 <b>Property Type</b> REAL - Real Property <b>Property Class</b> URP VI Area 1 <b>Tax Area</b> 17 - CLAREMORE OT <b>Name ID</b> 336868 KELSEY, JANET LEE  1110 W 16TH ST CLAREMORE OK 74017-0000  <b>Parcel Location</b> <b>Situs</b> 01110 W 16TH ST N <b>Subdivision</b> MEADOW VIEW <b>Lot/Block</b> 0022 / 0002 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 5 / 21 / 16 / 5 <b>Neighborhood</b> 1183 - R-V01-SW CLAREMORE <b>School District</b> S001 - CLAREMORE SCHOOLS					 <p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-4-21\IMG_005; 4/24/2023</p>														
<b>Legal Description</b> Lat/Long: 36.32420266 -95.62265636																			
LOT 22 BLOCK 2 MEADOW VIEW					<b>Building Permits</b> <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															
<b>Exemptions</b>					<b>Sale History</b>														
<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>	<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>										
H	Homestead	Yes	1,000	1,000	/	NIX, SHIRLEY A	11/02/2017		4										
					857/855				0 No										
<b>Parcel Valuation</b>																			
<b>Source</b>	<b>REAL</b>		<b>Fair Cash</b>	<b>Capped</b>	<b>Asmnt Level</b>	<b>Assessed</b>	<b>Levy Rate</b>	92.430	<b>Current Tax</b>										
Remove Cap	0	<b>Land Value</b>	38,340	23,814	11%	2,620	<b>Assessed</b>	9,193	849.71										
Year Frozen	0	<b>Improvements</b>	64,427	59,755		6,573	<b>Penalty</b>	0											
Uncapped Value	0	<b>Mobile Home</b>	0	0		0	<b>Exemption</b>	1,000	-93.00										
TIF Project ID	0	<b>Total Value</b>	102,767	83,569		9,193	<b>Total Taxable</b>	8,193	757.00										
<b>Assessment History</b>																			
<b>Tax Year</b>	<b>Statement Number</b>	<b>Billed Owner</b>			<b>Tax Area</b>	<b>Total Value</b>	<b>Exemptions</b>	<b>Taxable Value</b>	<b>Billed Tax</b>										
2025	2025-660004110	KELSEY, JANET LEE			17	100,655	1000	7,925	733.00										
2024	2024-660004110	KELSEY, JANET LEE			17	99,877	1000	7,665	708.00										
2023	2023-660004110	KELSEY, JANET LEE			17	86,650	1000	7,413	679.00										
2022	2022-660004110	KELSEY, JANET LEE			17	74,251	1000	7,168	664.00										
2021	2021-660004110	NIX, SHIRLEY A			17	76,632	0	8,430	744.00										
2020	2020-660004110	NIX, SHIRLEY A			17	75,526	0	8,308	761.00										
2019	2019-660004110	NIX, SHIRLEY A			17	73,830	0	8,121	752.00										
2018	2018-660004110	NIX, SHIRLEY A			17	76,854	0	8,454	781.00										
2017	2017-660004110	NIX, SHIRLEY A			17	76,280	0	8,391	771.00										
2016	2016-660004110	NIX, SHIRLEY A			17	74,560	0	8,202	770.00										
2015	2015-660004110	NIX, SHIRLEY A			17	72,544	0	7,980	720.00										
2014	2014-660004110	NIX, SHIRLEY A			17	73,055	0	8,036	745.00										
2013	2013-660004110	NIX, SHIRLEY A			17	70,167	0	7,718	706.00										



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Lot Data		Square-Foot - NBHD 1183 #1	
Lot Size			
Lot Count	1		
Units Buildable	10000		
Non-Ag Acres	0.176		
Topography			
Street Access			
Utilities			
Amenities	LOT SIZE ADJUSTMENT	0	0
Method	Square-Foot		
Base Lot Value	7,668.00 x 5.00 = 38,340		
Factor Value			
Adjustments	1.0000		
Lot Value	38,340		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	R3 Res Nbhd 3
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	948 / 948
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	948
Fixture/RghIn	4 /
Bed/F/H Bath	3 / 1.0 /
Basement Area	
Garage Type	432 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1971 / 41

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	103,699	109.39	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	125,030 Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	107.01	Total Misc Impr	+ 636				
Roofing Adj	+ 4.38	Garage Cost	+ 10,480				
Subfloor Adj	+ 0.00	Total RCN	= 131,484				
Heat/Cool Adj	+ 10.30	Depreciation ( 51%)	- 67,057				
Plumbing Adj	+ 5.28	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 64,427				
Adj Base Cost	= 126.97	Lot Value	+ 38,340				
Total Area	x 948	Indicated Value	= 102,767				
Adjusted Cost	= 120,368	Value Per SqFt	108.40				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	64,427		
Lot Value	38,340		
Indicated Value	102,767	108.40	Per SqFt
Agland Value			
Site Improvements			
Total Value	102,767	108.40	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	10539	6x5		30	21.20		636



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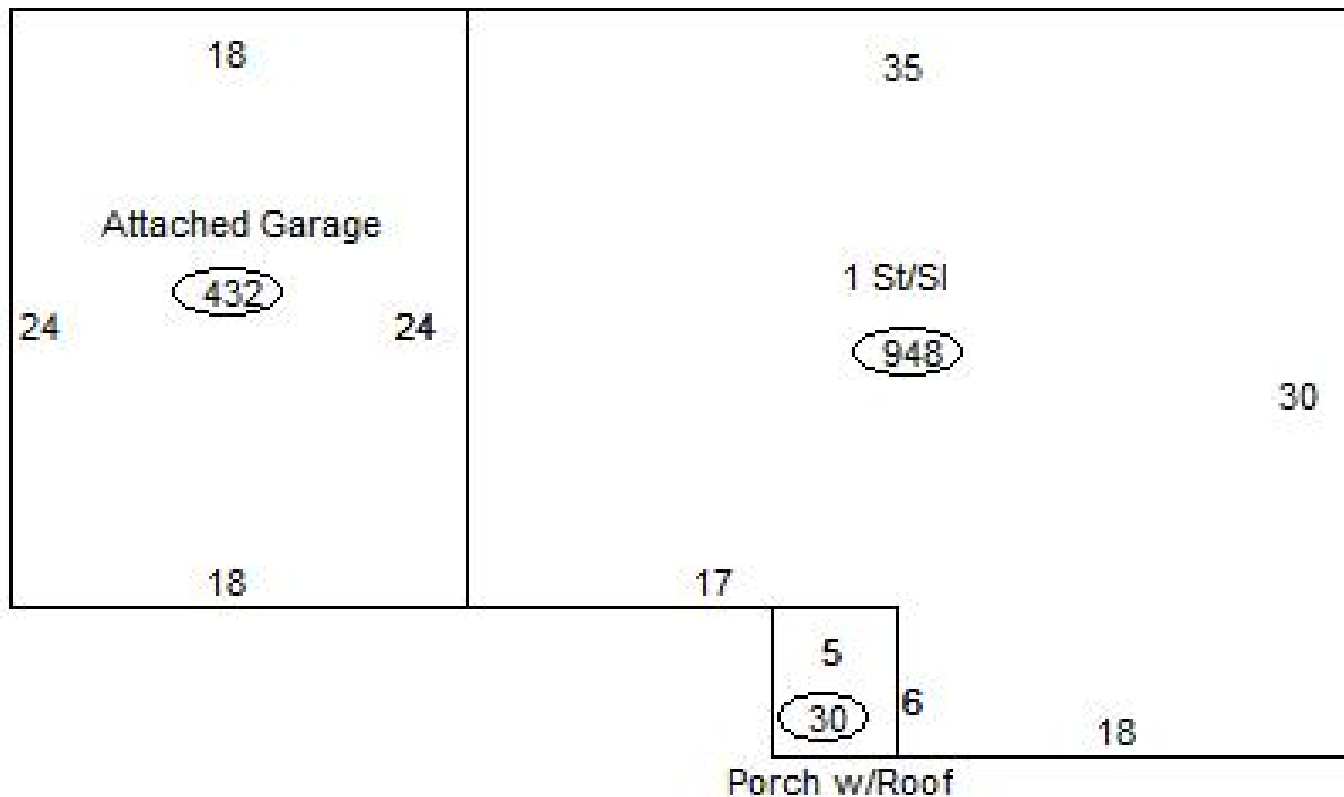
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Sketch Image

660004110



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	948	1.000	948
2	G	1		13	Attached Garage	432	1.000	432
3	M	PRCH		13	SLBC	30	1.000	30
<b>Total Building Area</b>						<b>948</b>		<b>948</b>