Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data

Account	660004132
Parcel ID	000000-00-0-10260-002-0044
Cadastral ID	05-21-16-06830
Property Type	REAL - Real Property
Property Class	URP **VI Area** 1
Tax Area	17 - CLAREMORE OT
Name ID	75834

MCCARTHY, JOAN B

1405 N CHAMBERS AVE
CLAREMORE OK 74017-0000

Parcel Location

Situs	01405 N CHAMBERS AVE
Subdivision	MEADOW VIEW
Lot/Block	0044 / 0002 **Parcel Size** 1 - Lots
Sec/Twn/Rng	5 / 21 / 16 / 5
Neighborhood	1183 - R-V01-SW CLAREMORE
School District	S001 - CLAREMORE SCHOOLS

Primary Image

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Legal Description

Lat/Long: 36.32253416 -95.62357993

LOT 44 BLOCK 2 MEADOW VIEW

Building Permits

Number	Description	Opened	Closed	Amount

Exemptions

Code	Type	Active	Maximum	Exemption
H	Homestead	Yes	1,000	1,000

Sale History

Bk/Pg	Grantor	Date	Price	Code
/	MCCARTHY, PATRICK E &	07/25/2019	0	4
863/95			55,000	No
778/129			54,500	No

Parcel Valuation

Source	REAL
Remove Cap	0
Year Frozen	2011
Uncapped Value	0
TIF Project ID	0

	Fair Cash	Capped	Asmnt Level	Assessed
Land Value	44,335	29,568	11%	3,252
Improvements	103,845	69,255		7,618
Mobile Home	0	0		0
Total Value	148,180	98,823		10,870

Levy Rate	92.430	Current Tax
Assessed	10,870	1,004.71
Penalty	0	
Exemption	1,000	-93.00
Total Taxable	9,870	912.00

Assessment History

Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660004132	MCCARTHY, JOAN B	17	144,772	1000	9,870	912.00
2024	2024-660004132	MCCARTHY, JOAN B	17	145,126	1000	9,871	912.00
2023	2023-660004132	MCCARTHY, JOAN B	17	120,357	1000	9,870	904.00
2022	2022-660004132	MCCARTHY, JOAN B	17	108,635	1000	9,870	914.00
2021	2021-660004132	MCCARTHY, JOAN B	17	110,078	1000	9,871	872.00
2020	2020-660004132	MCCARTHY, JOAN B	17	108,333	1000	9,870	904.00
2019	2019-660004132	MCCARTHY, JOAN B	17	105,685	1000	9,870	914.00
2018	2018-660004132	MCCARTHY, PATRICK E &	17	110,330	1000	9,871	912.00
2017	2017-660004132	MCCARTHY, PATRICK E &	17	109,427	1000	9,870	906.00
2016	2016-660004132	MCCARTHY, PATRICK E &	17	106,731	1000	9,870	926.00
2015	2015-660004132	MCCARTHY, PATRICK E &	17	103,446	1000	9,871	890.00
2014	2014-660004132	MCCARTHY, PATRICK E &	17	104,227	1000	9,870	915.00
2013	2013-660004132	MCCARTHY, PATRICK E &	17	100,576	1000	9,870	903.00

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Lot Data

Square-Foot - NBHD 1183 #1

Lot Size		
Lot Count	1	
Units Buildable	10000	
Non-Ag Acres	0.2036	
Topography		
Street Access		
Utilities		
Amenities	LOT SIZE ADJUSTMENT	0
		0
Method	Square-Foot	
Base Lot Value	8,867.00 x 5.00 = 44,335	
Factor Value		
Adjustments	1.0000	
Lot Value	44,335	

Primary Image

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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	1,791 / 1,791
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,791
Fixture/Rghln	4 /
Bed/F/H Bath	3 / 1.0 /
Basement Area	
Garage Type	
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	106,463	59.44	**Per SqFt**

Direct Comparables

Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	4		
Indicated Value	172,830		**Per SqFt**

Cost Approach

Manual : 01/2025

Base Cost		95.36	**Total Misc Impr**	+	10,655
Roofing Adj	+	3.92	**Garage Cost**	+	
Subfloor Adj	+	0.00	**Total RCN**	=	211,928
Heat/Cool Adj	+	10.30	**Depreciation (51%)**	-	108,083
Plumbing Adj	+	2.80	**Lump Sums**	+	0
Basement Adj	+	0.00	**RCNLD**	=	103,845
Adj Base Cost	=	112.38	**Lot Value**	+	44,335
Total Area	x	1,791	**Indicated Value**	=	148,180
Adjusted Cost	=	201,273	**Value Per SqFt**		82.74

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	103,845		
Lot Value	44,335		
Indicated Value	148,180	82.74	**Per SqFt**
Agland Value			
Site Improvements			
Total Value	148,180	82.74	**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	10620	234		234	20.56		4,811
PRCH	SLAB PORCH - COVERED	10621	15x4		60	21.11		1,267

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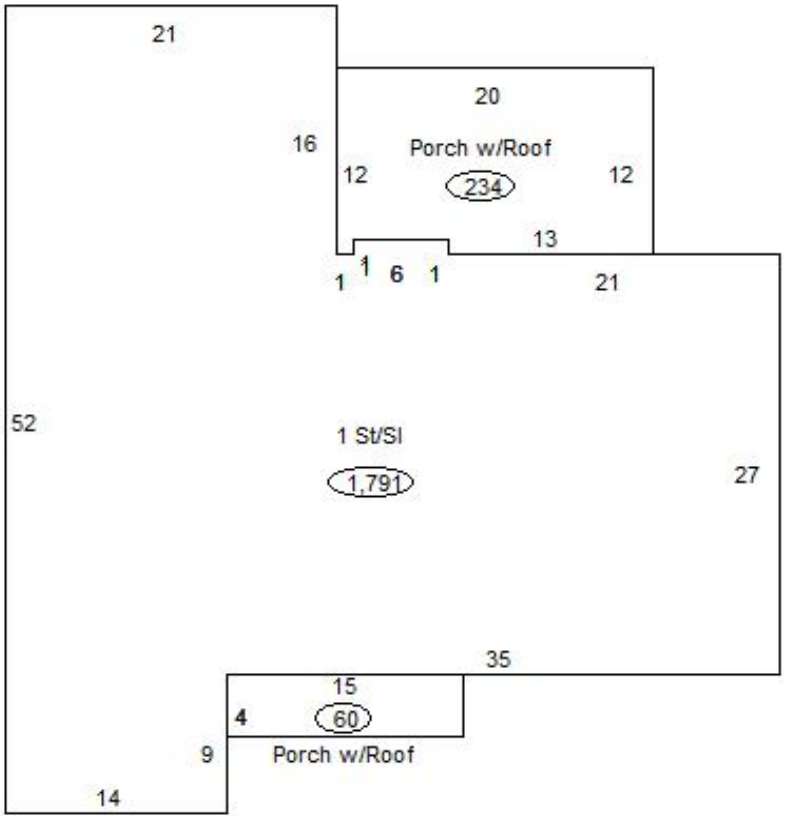
Sketch Image 660004132



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,791	1.000	1,791
2	M	PRCH		13	SLBC	234	1.000	234
3	M	PRCH		13	SLBC	60	1.000	60
					Total Building Area	1,791		1,791