



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
 Time 02:13:41  
 Page 1

Assessment Data					Primary Image														
<b>Account</b> 660004142 <b>Parcel ID</b> 000000-00-0-10260-003-0001 <b>Cadastral ID</b> 05-21-16-06930 <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> 339938 GANN, GRACI M  1101 W 15TH ST CLAREMORE OK 74017-0000  <b>Parcel Location</b> <b>Situs</b> 01101 W 15TH ST N <b>Subdivision</b> MEADOW VIEW <b>Lot/Block</b> 0001 / 0003 <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\2023-4-24\IMG_001! 4/25/2023</p>														
<b>Legal Description</b> Lat/Long: 36.32299399 -95.62227195																			
LOT 1 BLOCK 3 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	/	DOWNNS, MICHAEL EUGENE &	10/06/2022	167,500	YES										
					/	DOWNNS, WALTER E	06/09/2022	0	4										
					2343/259	CARLSON, KEVIN H	07/19/2013	73,000	YES										
					1271/520	HAYNES, ERNEST E JR	02/16/2001	58,000	Yes										
<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>										
<b>Remove Cap</b>	2023	<b>Land Value</b>	84,332	63,523	11%	6,988	<b>Assessed</b>	19,547	1,806.73										
<b>Year Frozen</b>	2014	<b>Improvements</b>	114,754	114,177		12,559	<b>Penalty</b>	0											
<b>Uncapped Value</b>	0	<b>Mobile Home</b>	0	0		0	<b>Exemption</b>	1,000	-93.00										
<b>TIF Project ID</b>	0	<b>Total Value</b>	199,086	177,700		19,547	<b>Total Taxable</b>	18,547	1,714.00										
<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	2025-660004142	GANN, GRACI M			17	196,044	1000	17,978	1,662.00										
2024	2024-660004142	GANN, GRACI M			17	167,500	1000	17,425	1,610.00										
2023	2023-660004142	GANN, GRACI M			17	167,500	1000	17,425	1,596.00										
2022	2022-660004142	DOWNNS, MICHAEL EUGENE &			17	81,939	1000	7,144	661.00										
2021	2021-660004142	DOWNNS, WALTER E			17	84,226	1000	7,143	631.00										
2020	2020-660004142	DOWNNS, WALTER E			17	82,961	1000	7,144	654.00										
2019	2019-660004142	DOWNNS, WALTER E			17	81,481	1000	7,144	662.00										
2018	2018-660004142	DOWNNS, WALTER E			17	84,826	1000	7,144	660.00										
2017	2017-660004142	DOWNNS, WALTER E			17	84,177	1000	7,143	656.00										
2016	2016-660004142	DOWNNS, WALTER E			17	82,217	1000	7,144	671.00										
2015	2015-660004142	DOWNNS, WALTER E			17	74,035	1000	7,144	644.00										
2014	2014-660004142	DOWNNS, WALTER E			17	76,258	1000	7,388	685.00										
2013	2013-660004142	DOWNNS, WALTER E			17	74,036	0	8,144	745.00										



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Date 04/17/2026  
 Time 02:13:41  
 Page 2

Lot Data		Square-Foot - NBHD 1183 #1	
Lot Size			
Lot Count	1		
Units Buildable	1		
Non-Ag Acres	0.1742		
Topography			
Street Access			
Utilities			
Amenities	LOT SIZE ADJUSTMENT	0	0
Method	Square-Foot		
Base Lot Value	7,590.00 x 5.00 =	37,950	
Factor Value			
Adjustments	2.2222		
Lot Value	84,332		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	R3 Res Nbhd 3
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,066 / 1,066
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,066
Fixture/RghIn	4 /
Bed/F/H Bath	3 / 1.0 /
Basement Area	
Garage Type	380 Attached Garage - Unfinished
Remodel	FULL -
Year/Eff Age	1971 / 22

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	117,922	110.62	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	4
Indicated Value	165,100 Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	114.16	Total Misc Impr	+ 7,067
Roofing Adj	+ 4.84	Garage Cost	+ 11,256
Subfloor Adj	+ -1.28	Total RCN	= 161,625
Heat/Cool Adj	+ 11.47	Depreciation ( 29%)	- 46,871
Plumbing Adj	+ 5.24	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 114,754
Adj Base Cost	= 134.43	Lot Value	+ 84,332
Total Area	x 1,066	Indicated Value	= 199,086
Adjusted Cost	= 143,302	Value Per SqFt	186.76

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	114,754		
Lot Value	84,332		
Indicated Value	199,086	186.76	Per SqFt
Agland Value			
Site Improvements			
Total Value	199,086	186.76	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	10658	13x6		78	24.02		1,874
PRCH	SLAB PORCH - COVERED	10659	12x10		120	23.88		2,866
PATO	SLAB PORCH - OPEN	10660	16x16		256	9.09		2,327



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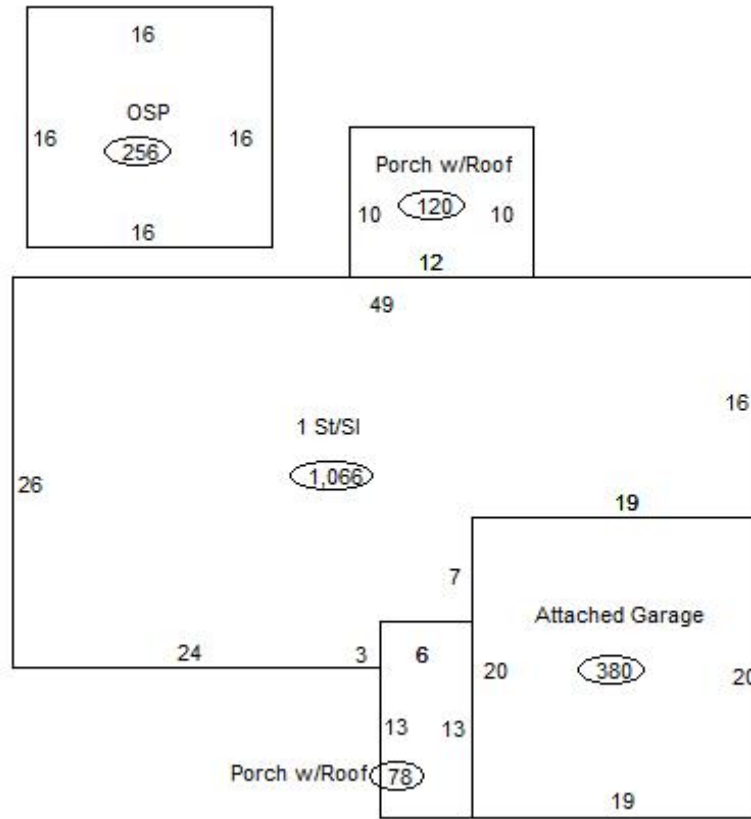
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Date 04/17/2026  
 Time 02:13:41  
 Page 3

### Sketch Image

660004142



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,066	1.000	1,066
2	M	PRCH		13	SLBC	78	1.000	78
3	M	PRCH		13	SLBC	120	1.000	120
4	M	PATO		13	Open Slab	256	1.000	256
5	G	1		13	Attached Garage	380	1.000	380
<b>Total Building Area</b>						1,066		1,066



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Date 04/17/2026  
Time 02:13:41  
Page 4

660004142

### 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		

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

STF	STG FAIR		0x0x0			
Qual	2	Cond	Year	Eff Age		

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