



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 660004147 Parcel ID 000000-00-0-10260-003-0006 Cadastral ID 05-21-16-06980 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 326434 TROULAKIS, DEAN & LORI-TRUSTEES DEAN & LORI TROULAKIS FAMILY TRUST PO BOX 1405 CLAREMORE OK 74018-1405 Parcel Location Situs 01118 W 14TH PL N Subdivision MEADOW VIEW Lot/Block 0006 / 0003 Parcel Size 1 - Lots Sec/Twn/Rng 5 / 21 / 16 / 5 Neighborhood 1183 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS					<p style="text-align: right; color: orange;">04/24/2023</p> <p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-4-24\IMG_002 4/25/2023</p>																																																	
Legal Description Lat/Long: 36.32258618 -95.62282067																																																						
LOT 6 BLOCK 3 MEADOW VIEW					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																																								
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Exemptions					Sale History																																																	
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code																																													
					/	TROULAKIS, DEAN &	12/06/2018	0	4																																													
					1958/253	US BANK NATL ASSOC	05/06/2008	54,500	3																																													
					1934/303	BOWLIN, SHELLIE K	02/12/2008	0	10																																													
					1646/772	SIXKILLER, BURNEY L	12/30/2004	69,000	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>2009</td> <td>Land Value 38,320</td> <td>26,675</td> <td>11%</td> <td>2,934</td> <td>Assessed</td> <td>10,703</td> <td>989.28</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements 72,246</td> <td>70,628</td> <td></td> <td>7,769</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 110,566</td> <td>97,303</td> <td></td> <td>10,703</td> <td>Total Taxable</td> <td>10,703</td> <td>989.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax	Remove Cap	2009	Land Value 38,320	26,675	11%	2,934	Assessed	10,703	989.28	Year Frozen	0	Improvements 72,246	70,628		7,769	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00	TIF Project ID	0	Total Value 110,566	97,303		10,703	Total Taxable	10,703	989.00
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Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																													
2025	2025-660004147	TROULAKIS, DEAN & LORI-TRUSTEES			17	106,791	0	10,194	942.00																																													
2024	2024-660004147	TROULAKIS, DEAN & LORI-TRUSTEES			17	105,197	0	9,708	897.00																																													
2023	2023-660004147	TROULAKIS, DEAN & LORI-TRUSTEES			17	93,477	0	9,246	847.00																																													
2022	2022-660004147	TROULAKIS, DEAN & LORI-TRUSTEES			17	80,054	0	8,806	815.00																																													
2021	2021-660004147	TROULAKIS, DEAN & LORI-TRUSTEES			17	83,423	0	9,177	810.00																																													
2020	2020-660004147	TROULAKIS, DEAN & LORI-TRUSTEES			17	84,436	0	8,897	815.00																																													
2019	2019-660004147	TROULAKIS, DEAN & LORI-TRUSTEES			17	82,552	0	8,473	785.00																																													
2018	2018-660004147	TROULAKIS, DEAN &			17	85,304	0	8,070	746.00																																													
2017	2017-660004147	TROULAKIS, DEAN &			17	84,649	0	7,685	706.00																																													
2016	2016-660004147	TROULAKIS, DEAN &			17	82,678	0	7,320	687.00																																													
2015	2015-660004147	TROULAKIS, DEAN &			17	63,373	0	6,971	629.00																																													
2014	2014-660004147	TROULAKIS, DEAN &			17	65,674	0	7,224	670.00																																													
2013	2013-660004147	TROULAKIS, DEAN &			17	63,875	0	7,026	643.00																																													




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Lot Data	Square-Foot - NBHD 1183 #1	Primary Image
Lot Size Lot Count 1 Units Buildable 10000 Non-Ag Acres 0.1759 Topography Street Access Utilities Amenities LOT SIZE ADJUSTMENT 0 0 Method Square-Foot Base Lot Value 7,664.00 x 5.00 = 38,320 Factor Value Adjustments 1.0000 Lot Value 38,320		 <p>04/24/2023</p> <p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-4-24\IMG_002 4/25/2023</p>

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,378 / 1,378
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,378
Fixture/RghIn	4 /
Bed/F/H Bath	3 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1972 / 41

Cost Approach				Manual : 01/2025			
Base Cost	96.84	Total Misc Impr	+ 13,902				
Roofing Adj	+ 3.97	Garage Cost	+ 0				
Subfloor Adj	+ 0.00	Total RCN	= 172,014				
Heat/Cool Adj	+ 10.30	Depreciation (58%)	- 99,768				
Plumbing Adj	+ 3.63	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 72,246				
Adj Base Cost	= 114.74	Lot Value	+ 38,320				
Total Area	x 1,378	Indicated Value	= 110,566				
Adjusted Cost	= 158,112	Value Per SqFt	80.24				

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	87,067	63.18	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	137,290		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	72,246		
Lot Value	38,320		
Indicated Value	110,566	80.24	Per SqFt
Agland Value			
Site Improvements			
Total Value	110,566	80.24	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	10677	29x12		348	20.28		7,057
PATO	SLAB PORCH - OPEN	10678	12x12		144	9.87		1,421
PRCH	SLAB PORCH - COVERED	10679	8x5		40	21.17		847



Rogers

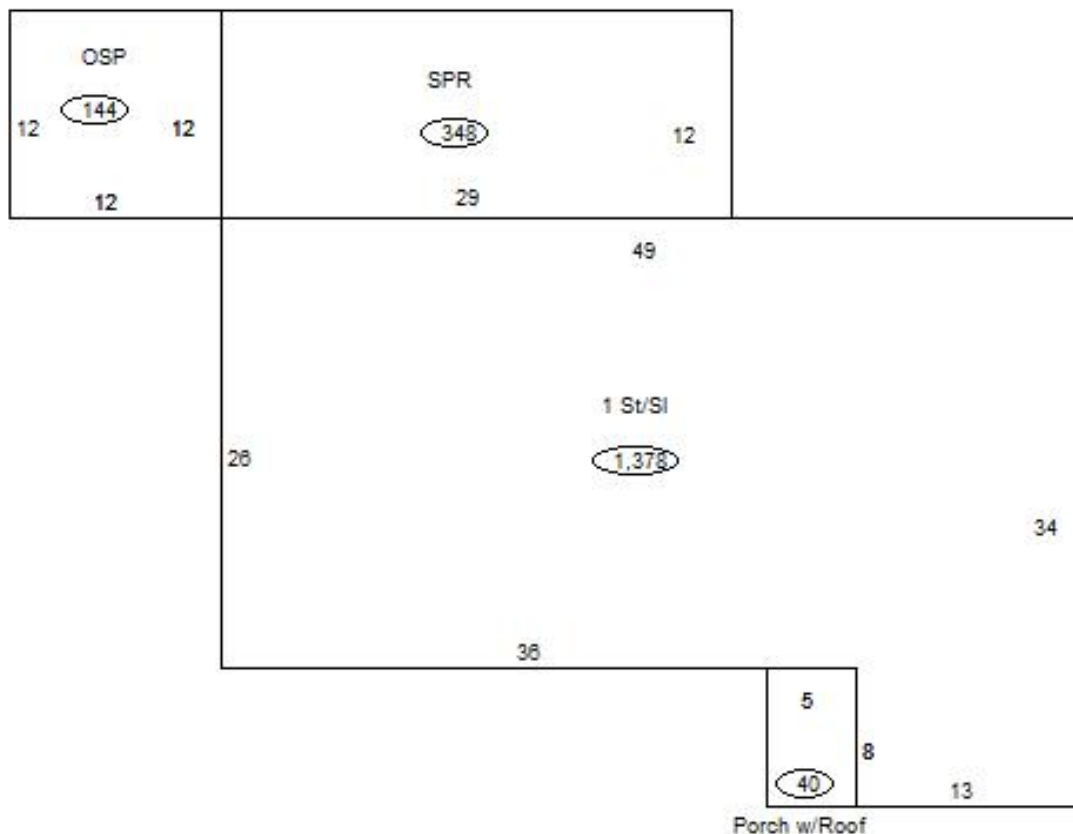
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Sketch Image

660004147



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,378	1.000	1,378
2	M	PRCH		13	Screen Porch	348	1.000	348
3	M	PATO		13	Open Slab	144	1.000	144
4	M	PRCH		13	SLBC	40	1.000	40
Total Building Area						1,378		1,378