




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 660004270 Parcel ID 000000-00-0-10520-001-0003 Cadastral ID 05-21-16-08210 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 300539 GARRETT, FORREST & SANDRA 13252 S OAK ST CLAREMORE OK 74017-0000					 <p>\\tsclient\T\TOMMY DUNLAP\New folder (172)\IMG_0007.JPG 4/14/2023</p>																			
Parcel Location Situs 01918 VALLEY VIEW DR Subdivision WILL ROGERS HGTS III Lot/Block 0003 / 0001 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: 36.32899095 -95.63091679					Building Permits																			
LOT 3 BLOCK 1 WILL ROGERS HGTS III					<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> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>					Number	Description	Opened	Closed	Amount										
Number	Description	Opened	Closed	Amount																				
Exemptions					Sale History																			
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code															
					2031/263	SAUNDERS, DENNIS	05/27/2009	145,000	YES															
					1928/41	TOVANDER, MARGIE	01/18/2008	110,000	YES															
					1239/588	PLUNK, DEBRA L	07/26/2000	109,500	Yes															
					1100/715	MAPES, LARRY G &	02/27/1998	109,000	Yes															
					977/333	MCCOLLUM, JEFFREY M	12/13/1994	78,000	Yes															
					869/746		12/20/1991	69,000	No															
Parcel Valuation																								
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax															
Remove Cap	0	Land Value	55,770	33,844	11%	3,723	Assessed	21,161	1,955.91															
Year Frozen	0	Improvements	179,721	158,524		17,438	Penalty	0																
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00															
TIF Project ID	0	Total Value	235,491	192,368		21,161	Total Taxable	21,161	1,956.00															
Assessment History																								
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax															
2025	2025-660004270	GARRETT, FORREST &			17	229,546	0	20,153	1,863.00															
2024	2024-660004270	GARRETT, FORREST &			17	222,540	0	19,194	1,774.00															
2023	2023-660004270	GARRETT, FORREST &			17	172,332	0	18,279	1,674.00															
2022	2022-660004270	GARRETT, FORREST &			17	158,263	0	17,409	1,612.00															
2021	2021-660004270	GARRETT, FORREST &			17	165,430	0	18,197	1,607.00															
2020	2020-660004270	GARRETT, FORREST &			17	166,808	0	18,054	1,653.00															
2019	2019-660004270	GARRETT, FORREST &			17	156,307	0	17,194	1,593.00															
2018	2018-660004270	GARRETT, FORREST &			17	163,578	0	17,994	1,663.00															
2017	2017-660004270	GARRETT, FORREST &			17	162,176	0	17,839	1,638.00															
2016	2016-660004270	GARRETT, FORREST &			17	157,215	0	17,294	1,623.00															
2015	2015-660004270	GARRETT, FORREST &			17	159,694	0	17,291	1,559.00															
2014	2014-660004270	GARRETT, FORREST &			17	162,968	0	16,467	1,527.00															
2013	2013-660004270	GARRETT, FORREST &			17	154,665	15385		.00															



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Lot Data		Square-Foot - NBHD 1183 #1	
Lot Size			
Lot Count	1		
Units Buildable	13485		
Non-Ag Acres	0.2965		
Topography			
Street Access			
Utilities			
Amenities	LOT SIZE ADJUSTMENT	0	
		0	
Method	Square-Foot		
Base Lot Value	12,917.00 x 4.32 = 55,770		
Factor Value			
Adjustments	1.0000		
Lot Value	55,770		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	R3 Res Nbhd 3
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Veneer, Stone
Base/Total Area	2,122 / 2,626
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,122
Fixture/RghIn	8 /
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	504 Built-In Garage 2 Stalls
Remodel	
Year/Eff Age	1974 / 39

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	259,564	98.84	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables			
Indicated Value	244,380		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	97.30	Total Misc Impr	+ 9,324				
Roofing Adj	+ 3.68	Garage Cost	+ 13,679				
Subfloor Adj	+ -1.96	Total RCN	= 327,724				
Heat/Cool Adj	+ 12.64	Depreciation (46%)	- 150,753				
Plumbing Adj	+ 4.38	Lump Sums	+ 2,750				
Basement Adj	+ 0.00	RCNLD	= 179,721				
Adj Base Cost	= 116.04	Lot Value	+ 55,770				
Total Area	x 2,626	Indicated Value	= 235,491				
Adjusted Cost	= 304,721	Value Per SqFt	89.68				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	179,721		
Lot Value	55,770		
Indicated Value	235,491	89.68	Per SqFt
Agland Value			
Site Improvements			
Total Value	235,491	89.68	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	5,615.40		5,615
WODO	WOOD DECK - OPEN	10905	464		464	16.96	75%	1,967
WODO	WOOD DECK - OPEN	10906	12x10		120	26.09	75%	783
PRCH	SLAB PORCH - COVERED	10907	28x5		140	26.49		3,709



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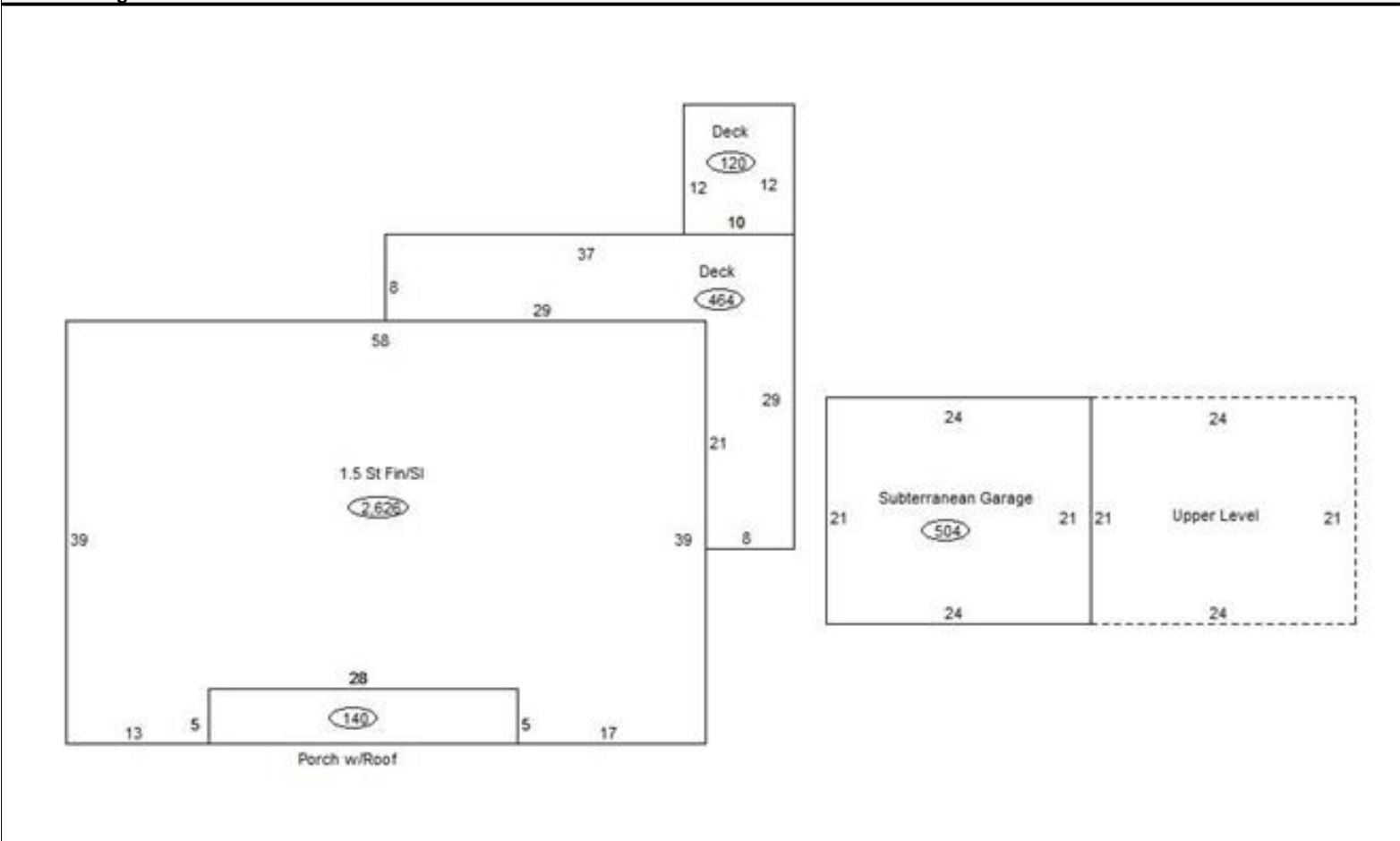
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/Sl	2,122	1.238	2,626
2	U	^UL	Overhang	13	Upper Level	504	1.000	504
3	G	8		13	Subterranean Garage	504	1.000	504
4	M	WODO		13	WODO	464	1.000	464
5	M	WODO		13	WODO	120	1.000	120
6	M	PRCH		13	SLBC	140	1.000	140
Total Building Area						2,122		2,626



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	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)				