



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 660004324 Parcel ID 000000-00-0-10525-001-0008 Cadastral ID 05-21-16-08750 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 343677 DAVIS, TIFFANY & TODD 1701 VALLEY PARKWAY CLAREMORE OK 74017-0000 Parcel Location Situs 01701 VALLEY PKWY Subdivision WILL ROGERS HGTS IV Lot/Block 0008 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 5 / 21 / 16 / 5 Neighborhood 1183 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS					<p>\\tsclient\T\TOMMY DUNLAP\New folder (175)\IMG_0033.JPG 4/18/2023</p>														
Legal Description Lat/Long: 36.32612013 -95.62612585																			
LOT 8 BLOCK 1 WILL ROGERS HGTS IV					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 colspan="5"> </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										
H	Homestead	No	1,000		/	BRANDALL PROPERTIES LLC	02/12/2024		6										
					2676/298	FRAKES, ROBIN E &	11/13/2017	131,000	YES										
					2223/161	COWAN, VALETA SUE	02/01/2012	0	4										
					2032/731	HARRIS, JEFFERY L &	06/10/2009	123,000	YES										
					1286/829	TWIST, DOROTHY AULDON	05/01/2001	115,000	YES										
					1183/360	TWIST, AULDON D &	07/27/1999	0	No										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax										
Remove Cap	2025	Land Value	58,679	58,679	11%	6,455	Assessed	23,712	2,191.70										
Year Frozen	0	Improvements	156,882	156,882		17,257	Penalty	0											
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00										
TIF Project ID	0	Total Value	215,561	215,561		23,712	Total Taxable	23,712	2,192.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660004324	DAVIS, TIFFANY & TODD			17	207,594	0	22,836	2,111.00										
2024	2024-660004324	DAVIS, TIFFANY & TODD			17	216,584	0	15,989	1,478.00										
2023	2023-660004324	BRANDALL PROPERTIES LLC			17	143,504	0	15,228	1,395.00										
2022	2022-660004324	BRANDALL PROPERTIES LLC			17	131,843	0	14,503	1,343.00										
2021	2021-660004324	BRANDALL PROPERTIES LLC			17	138,643	0	15,251	1,347.00										
2020	2020-660004324	BRANDALL PROPERTIES LLC			17	139,857	0	14,906	1,365.00										
2019	2019-660004324	BRANDALL PROPERTIES LLC			17	129,051	0	14,196	1,315.00										
2018	2018-660004324	BRANDALL PROPERTIES LLC			17	133,512	0	14,686	1,357.00										
2017	2017-660004324	FRAKES, ROBIN E &			17	127,545	1000	13,030	1,197.00										
2016	2016-660004324	FRAKES, ROBIN E &			17	124,292	1000	12,672	1,189.00										
2015	2015-660004324	FRAKES, ROBIN E &			17	123,456	1000	12,580	1,135.00										
2014	2014-660004324	FRAKES, ROBIN E &			17	125,997	1000	12,773	1,184.00										
2013	2013-660004324	FRAKES, ROBIN E &			17	122,083	1000	12,372	1,132.00										



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Lot Data	Square-Foot - NBHD 1183 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	10500	
Non-Ag Acres	0.3208	
Topography		
Street Access		
Utilities		
Amenities	LOT SIZE ADJUSTMENT	
	0	
	0	
Method	Square-Foot	
Base Lot Value	13,975.00 x 4.20 = 58,679	
Factor Value		
Adjustments	1.0000	
Lot Value	58,679	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	R3 Res Nbhd 3
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,707 / 1,707
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,707
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.5 /
Basement Area	
Garage Type	699 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1978 / 36

Cost Approach				Manual : 01/2025			
Base Cost	111.14	Total Misc Impr	+	19,155			
Roofing Adj	+ 4.85	Garage Cost	+	20,921			
Subfloor Adj	+ -2.31	Total RCN	=	275,232			
Heat/Cool Adj	+ 12.64	Depreciation (43%)	-	118,350			
Plumbing Adj	+ 11.44	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	156,882			
Adj Base Cost	= 137.76	Lot Value	+	58,679			
Total Area	x 1,707	Indicated Value	=	215,561			
Adjusted Cost	= 235,156	Value Per SqFt		126.28			

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	212,982	124.77	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	193,620		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	156,882		
Lot Value	58,679		
Indicated Value	215,561	126.28	Per SqFt
Agland Value			
Site Improvements			
Total Value	215,561	126.28	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
PRCH	SLAB PORCH - COVERED	11125	336		336	25.87		8,692
PRCH	SLAB PORCH - COVERED	11126	184		184	26.35		4,848



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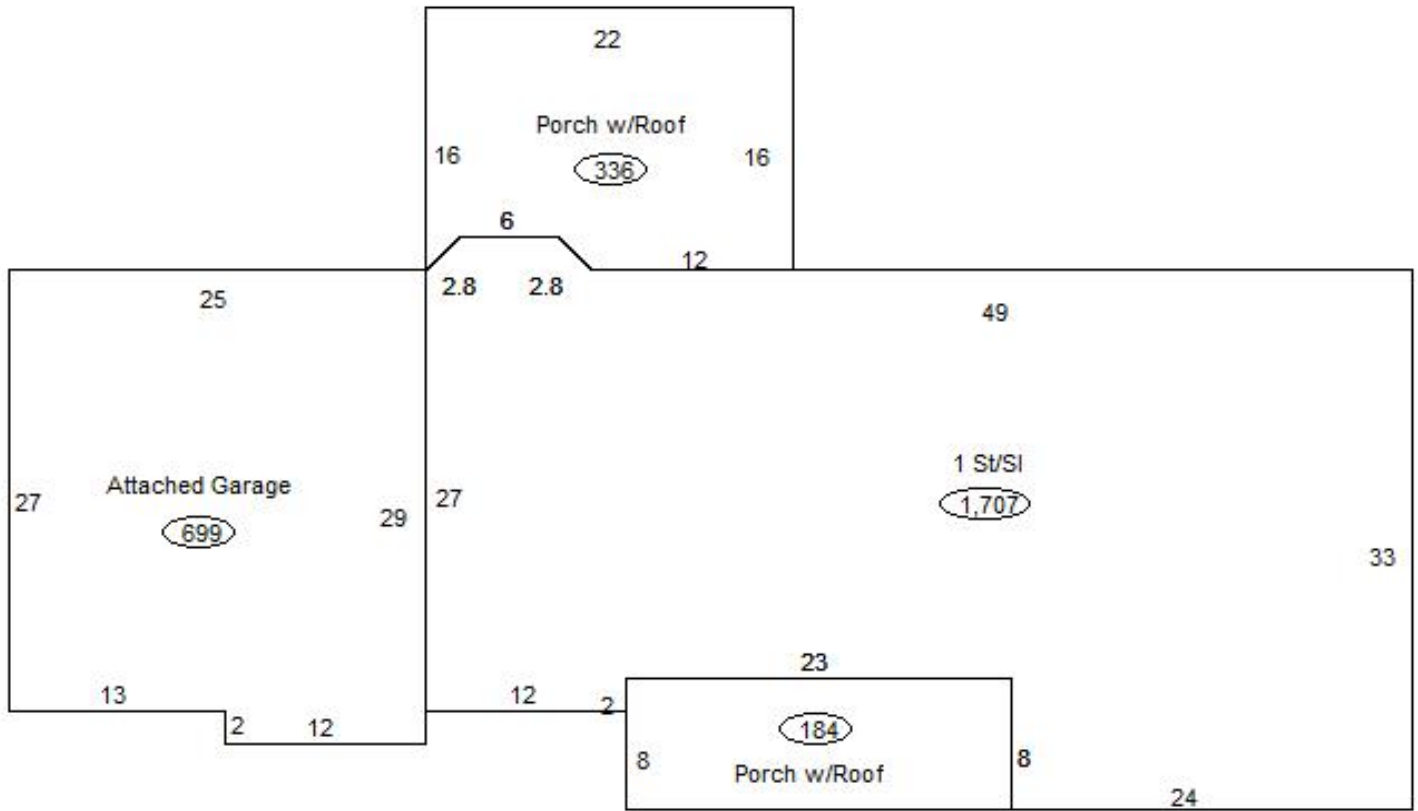
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Sketch Image

660004324



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,707	1.000	1,707
2	G	1		13	Attached Garage	699	1.000	699
3	M	PRCH		13	SLBC	336	1.000	336
4	M	PRCH		13	SLBC	184	1.000	184
Total Building Area						1,707		1,707