



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																	
<b>Account</b> 660004333 <b>Parcel ID</b> 000000-00-0-10525-002-0009 <b>Cadastral ID</b> 05-21-16-08840 <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> 151234 RAYMOND, JEFFERY C TRUSTEE  1651 VALLEY PARKWAY CLAREMORE OK 74017-0000  <b>Parcel Location</b> <b>Situs</b> 01651 VALLEY PKWY <b>Subdivision</b> WILL ROGERS HGTS IV <b>Lot/Block</b> 0009 / 0002 Parcel Size 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\TOMMY DUNLAP\New folder (175)\IMG_0045.JPG 4/18/2023</p>																																																	
<b>Legal Description</b> Lat/Long: 36.32526570 -95.62608447																																																						
LOT 9 BLOCK 2 WILL ROGERS HGTS IV					<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																																								
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<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	2462/491	RAYMOND, JEFFERY C	03/25/2015	0	4																																													
					868/225		10/25/1991	62,500	No																																													
					825/2			41,000	No																																													
					819/380			0	No																																													
<b>Parcel Valuation</b>					<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>0</td> <td>Land Value 53,952</td> <td>27,469</td> <td>11%</td> <td>3,022</td> <td>Assessed</td> <td>13,974</td> <td>1,291.62</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements 111,896</td> <td>99,562</td> <td> </td> <td>10,952</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>1,000</td> <td>-93.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 165,848</td> <td>127,031</td> <td> </td> <td>13,974</td> <td>Total Taxable</td> <td>12,974</td> <td>1,199.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax	Remove Cap	0	Land Value 53,952	27,469	11%	3,022	Assessed	13,974	1,291.62	Year Frozen	0	Improvements 111,896	99,562		10,952	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	1,000	-93.00	TIF Project ID	0	Total Value 165,848	127,031		13,974	Total Taxable	12,974	1,199.00
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<b>Assessment History</b>																																																						
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-660004333	RAYMOND, JEFFERY C	17	162,631	1000	12,567	1,162.00																																															
2024	2024-660004333	RAYMOND, JEFFERY C	17	167,709	1000	12,171	1,125.00																																															
2023	2023-660004333	RAYMOND, JEFFERY C	17	129,192	1000	11,788	1,080.00																																															
2022	2022-660004333	RAYMOND, JEFFERY C	17	112,867	1000	11,415	1,057.00																																															
2021	2021-660004333	RAYMOND, JEFFERY C	17	117,787	1000	11,755	1,038.00																																															
2020	2020-660004333	RAYMOND, JEFFERY C	17	118,418	1000	11,384	1,042.00																																															
2019	2019-660004333	RAYMOND, JEFFERY C	17	109,302	1000	11,023	1,021.00																																															
2018	2018-660004333	RAYMOND, JEFFERY C	17	112,693	1000	11,396	1,053.00																																															
2017	2017-660004333	RAYMOND, JEFFERY C	17	111,579	1000	11,274	1,035.00																																															
2016	2016-660004333	RAYMOND, JEFFERY C	17	108,973	1000	10,987	1,031.00																																															
2015	2015-660004333	RAYMOND, JEFFERY C	17	108,455	1000	10,930	986.00																																															
2014	2014-660004333	RAYMOND, JEFFERY C	17	110,473	1000	10,717	994.00																																															
2013	2013-660004333	RAYMOND, JEFFERY C	17	105,731	1000	10,376	949.00																																															



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Lot Data	Square-Foot - NBHD 1183 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> 1 <b>Units Buildable</b> 10500 <b>Non-Ag Acres</b> 0.2814 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> LOT SIZE ADJUSTMENT 0 0 <b>Method</b> Square-Foot <b>Base Lot Value</b> 12,256.00 x 4.40 = 53,952 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 53,952		

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	2.5 - Fair
<b>Architecture</b>	R3 Res Nbhd 3
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	50% Veneer, Masonry 50% Frame, Siding, Wood
<b>Base/Total Area</b>	1,182 / 1,182
<b>Style</b>	100% One Story
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	1,182
<b>Fixture/RghIn</b>	11 /
<b>Bed/F/H Bath</b>	3 / 2.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	624 Attached Garage - Unfinished 2 Stalls
<b>Remodel</b>	
<b>Year/Eff Age</b>	1978 / 36

GRM Approach
<b>GRM Code</b> <b>Gross Rent</b> 0.00 <b>Indicated Value</b>

Multiple Regression
<b>MRA Code</b> 1 Test <b>Adusted R</b> 0.8445 <b>Indicated Value</b> 164,379 139.07 Per SqFt

Direct Comparables
<b>Selection Model</b> A Adam Test <b>Adjustment Model</b> 1 2022 Residential <b>Comparables</b> 4 <b>Indicated Value</b> 166,010 Per SqFt

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	106.18	<b>Total Misc Impr</b>	+ 9,439	<b>Roofing Adj</b>	+ 4.68	<b>Garage Cost</b>	+ 16,336
<b>Subfloor Adj</b>	+ -1.23	<b>Total RCN</b>	= 182,993	<b>Heat/Cool Adj</b>	+ 11.47	<b>Depreciation ( 45%)</b>	- 82,347
<b>Plumbing Adj</b>	+ 11.91	<b>Lump Sums</b>	+ 0	<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 100,646
<b>Adj Base Cost</b>	= 133.01	<b>Lot Value</b>	+ 53,952	<b>Total Area</b>	x 1,182	<b>Indicated Value</b>	= 154,598
		<b>Value Per SqFt</b>	130.79	<b>Adjusted Cost</b>	= 157,218		

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	100,646		
<b>Lot Value</b>	53,952		
<b>Indicated Value</b>	154,598	130.79	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>	11,250		
<b>Total Value</b>	165,848	140.31	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	5,095.98	5,096
PRCH	SLAB PORCH - COVERED	11161		76	76	24.03	1,826
PATO	SLAB PORCH - OPEN	11162		300	300	8.39	2,517

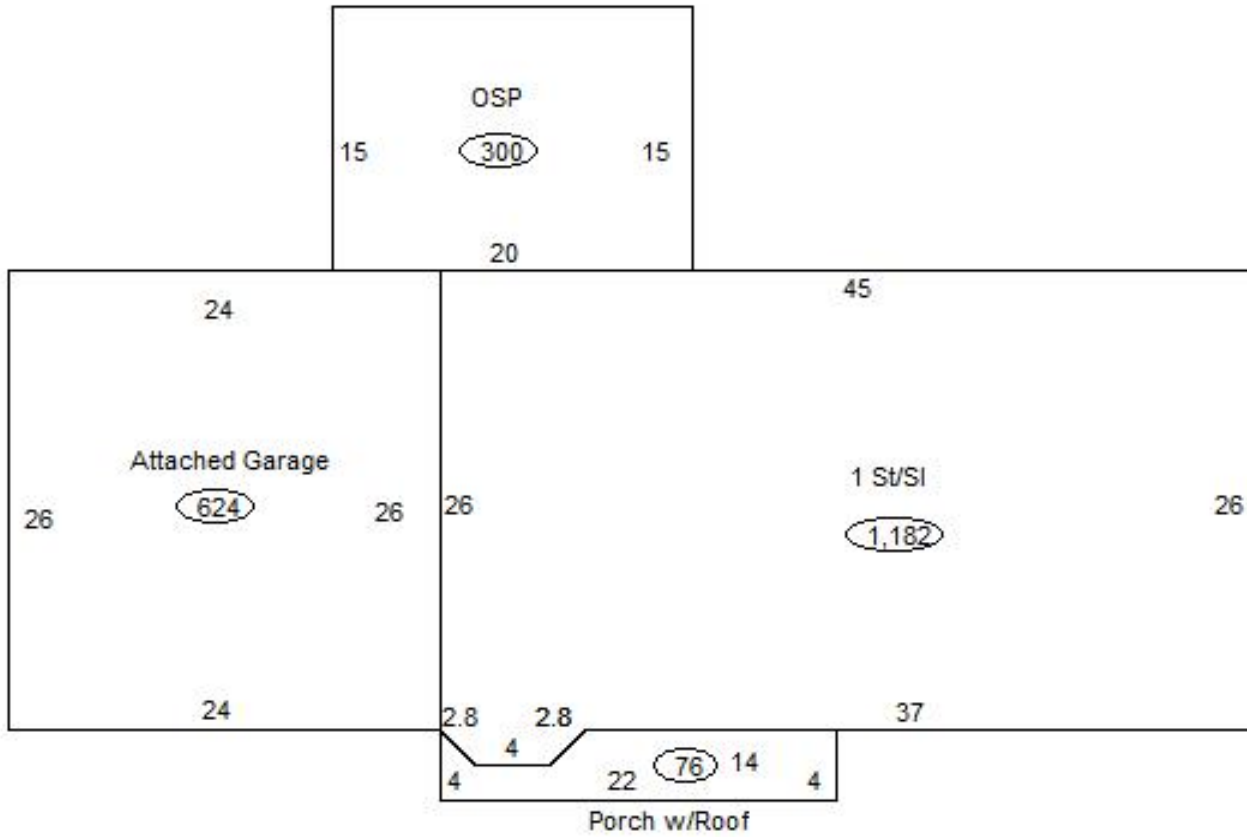


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Sketch Image

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**Sketch Vector Information**

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,182	1.000	1,182
2	G	1		13	Attached Garage	624	1.000	624
3	M	PRCH		13	SLBC	76	1.000	76
4	M	PATO		13	Open Slab	300	1.000	300
<b>Total Building Area</b>						1,182		1,182



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SV	SWIM VINYL				1
	Qual 3	Cond 3	Year		Eff Age	

Valuation Summary		Modifier Total	RCN	Depr (55% Phys/ % Func)	RCNLD
Base Cost (25,000.00 x 1)	25,000		25,000	13,750	11,250



STF	STG FAIR		0x0x0		
Qual	Cond		Year		Eff Age

Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
Base Cost (4.68 x )					