



# 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	660004339								
Parcel ID	000000-00-0-10525-002-0015								
Cadastral ID	05-21-16-08900								
Property Type	REAL - Real Property								
Property Class	URP	VI Area	1						
Tax Area	17 - CLAREMORE OT								
Name ID	295263								
GRIFFITH, CYNTHIA O									
1462 W PARADISE PARKWAY CLAREMORE OK 74017-0000									
Parcel Location									
Situs	01462 PARADISE PKWY								
Subdivision	WILL ROGERS HGTS IV								
Lot/Block	0015 / 0002	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: 36.32529398 -95.62786883									
Building Permits									
LOT 15 BLOCK 2 WILL ROGERS HGTS IV									
Exemptions									
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
H	Homestead	Yes	1,000	1,000	1875/127	PARISH, THOMAS L	06/08/2007	131,000	YES
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax	
Remove Cap	2008	Land Value	65,268	29,661	11%	3,263	Assessed	18,027	1,666.24
Year Frozen	0	Improvements	139,500	134,218		14,764	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-92.00
TIF Project ID	0	Total Value	204,768	163,879		18,027	Total Taxable	17,027	1,574.00
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660004339	GRIFFITH, CYNTHIA O	17	200,080	1000	16,502	1,525.00		
2024	2024-660004339	GRIFFITH, CYNTHIA O	17	220,183	1000	15,992	1,478.00		
2023	2023-660004339	GRIFFITH, CYNTHIA O	17	159,050	1000	15,497	1,420.00		
2022	2022-660004339	GRIFFITH, CYNTHIA O	17	145,605	1000	15,017	1,390.00		
2021	2021-660004339	GRIFFITH, CYNTHIA O	17	148,892	1000	14,755	1,303.00		
2020	2020-660004339	GRIFFITH, BILL G &	17	148,055	1000	14,297	1,309.00		
2019	2019-660004339	GRIFFITH, BILL G &	17	135,010	1000	13,851	1,283.00		
2018	2018-660004339	GRIFFITH, BILL G &	17	140,308	1000	14,434	1,334.00		
2017	2017-660004339	GRIFFITH, BILL G &	17	139,108	1000	14,302	1,313.00		
2016	2016-660004339	GRIFFITH, BILL G &	17	135,543	1000	13,910	1,306.00		
2015	2015-660004339	GRIFFITH, BILL G &	17	140,796	1000	14,488	1,307.00		
2014	2014-660004339	GRIFFITH, BILL G &	17	141,975	1000	14,076	1,305.00		
2013	2013-660004339	GRIFFITH, BILL G &	17	133,854	1000	13,637	1,248.00		



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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> 0.3758 <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> 16,371.00 x 3.99 = 65,268 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 65,268		<p>\\tsclient\T\TOMMY DUNLAP\New folder (175)\IMG_0057.JPG 4/27/2023</p>

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>	100% Veneer, Masonry
<b>Base/Total Area</b>	1,542 / 1,542
<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>	1,542
<b>Fixture/RghIn</b>	11 /
<b>Bed/F/H Bath</b>	3 / 2.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	480 Attached Garage - Unfinished 2 Stalls
<b>Remodel</b>	
<b>Year/Eff Age</b>	1980 / 35

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>	164,223	106.50	Per SqFt

Direct Comparables			
<b>Selection Model</b>	A	Adam Test	
<b>Adjustment Model</b>	1	2022 Residential	
<b>Comparables</b>	6		
<b>Indicated Value</b>	181,060		Per SqFt

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	106.30	<b>Total Misc Impr</b>	+	35,011			
<b>Roofing Adj</b>	+ 4.48	<b>Garage Cost</b>	+	13,282			
<b>Subfloor Adj</b>	+ -1.15	<b>Total RCN</b>	=	249,108			
<b>Heat/Cool Adj</b>	+ 11.47	<b>Depreciation ( 44%)</b>	-	109,608			
<b>Plumbing Adj</b>	+ 9.13	<b>Lump Sums</b>	+	0			
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	=	139,500			
<b>Adj Base Cost</b>	= 130.23	<b>Lot Value</b>	+	65,268			
<b>Total Area</b>	x 1,542	<b>Indicated Value</b>	=	204,768			
<b>Adjusted Cost</b>	= 200,815	<b>Value Per SqFt</b>		132.79			

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	139,500		
<b>Lot Value</b>	65,268		
<b>Indicated Value</b>	204,768	132.79	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>			
<b>Total Value</b>	204,768	132.79	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	11184		138	138	23.81		3,286
EPSW	ENCLOSED PORCH - SOLID WALL	11185	16x16		256	61.50		15,744
PRCH	SLAB PORCH - COVERED	11186	16x16		256	23.39		5,988
CPDT	CARPORT - DETACHED	11187	38x12		456	10.74		4,897



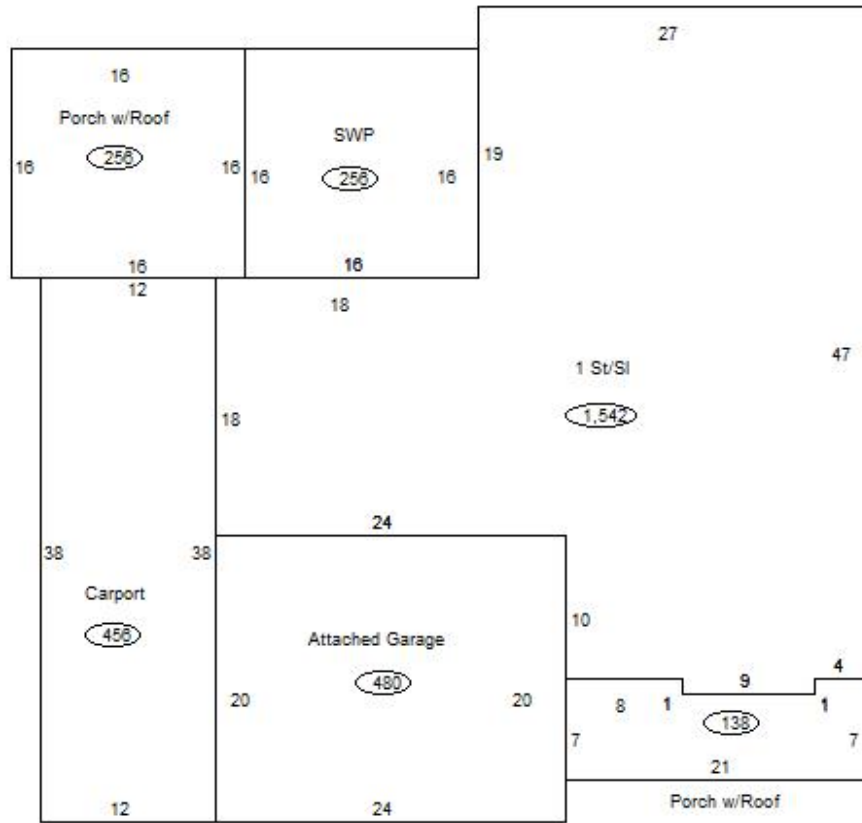
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**Sketch Image**

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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/Sl	1,542	1.000	1,542
2	G	1		13	Attached Garage	480	1.000	480
3	M	PRCH		13	SLBC	138	1.000	138
4	M	EPSW		13	EPSW	256	1.000	256
5	M	PRCH		13	SLBC	256	1.000	256
6	M	CPDT		13	Carport	456	1.000	456
<b>Total Building Area</b>						1,542		1,542



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	0x0x0			
	Qual	Cond	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
Base Cost (4.68 x )						