



# 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> 660004340 <b>Parcel ID</b> 000000-00-0-10525-002-0016 <b>Cadastral ID</b> 05-21-16-08910 <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> 346044 GRIFFITH, CYNTHIA L  1464 W PARADISE PARK RD CLAREMORE OK 74017-0000  <b>Parcel Location</b> <b>Situs</b> 01464 PARADISE PKWY <b>Subdivision</b> WILL ROGERS HGTS IV <b>Lot/Block</b> 0016 / 0002 <b>Parcel Size</b> 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_0059.JPG 4/18/2023</p>																																		
<b>Legal Description</b> Lat/Long: 36.32513251 -95.62800935																																							
LOT 16 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> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <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																																			
<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	No	1,000		/	RADLEY, WILLIAM JEFFERSON &	12/18/2024	172,000	YES																														
					/	RADLEY, TRACI ELIZABETH &	04/15/2024	0	4																														
					1866/15	PARRISH, KENNA J, KAREN K	05/04/2007	110,000	YES																														
					1854/939	MCCORMICK, BE BE LIFE-ESTATE	03/22/2007	0	4																														
					1343/492	PARISH, KENNA J &	12/28/2001	0	4																														
					1233/848	MCCORMICK, BE BE	06/23/2000	0	No																														
<b>Parcel Valuation</b>																																							
<b>Source</b>	<b>REAL</b>		<b>Fair Cash</b>	<b>Capped</b>	<b>Asmnt Level</b>	<b>Assessed</b>	<b>Levy Rate</b>	92.430	<b>Current Tax</b>																														
<b>Remove Cap</b>	2025	<b>Land Value</b>	50,699	50,699	11%	5,577	<b>Assessed</b>	19,244	1,778.72																														
<b>Year Frozen</b>	2010	<b>Improvements</b>	124,245	124,245		13,667	<b>Penalty</b>	0																															
<b>Uncapped Value</b>	0	<b>Mobile Home</b>	0	0		0	<b>Exemption</b>	0	0.00																														
<b>TIF Project ID</b>	0	<b>Total Value</b>	174,944	174,944		19,244	<b>Total Taxable</b>	19,244	1,779.00																														
<b>Assessment History</b>																																							
<b>Tax Year</b>	<b>Statement Number</b>	<b>Billed Owner</b>			<b>Tax Area</b>	<b>Total Value</b>	<b>Exemptions</b>	<b>Taxable Value</b>	<b>Billed Tax</b>																														
2025	2025-660004340	GRIFFITH, CYNTHIA L			17	172,000	0	18,920	1,749.00																														
2024	2024-660004340	RADLEY, WILLIAM JEFFERSON &			17	199,901	0	11,651	1,077.00																														
2023	2023-660004340	RADLEY, TRACI ELIZABETH &			17	155,549	1000	10,650	976.00																														
2022	2022-660004340	BAKER, TERRI ANN &			17	142,734	1000	10,651	986.00																														
2021	2021-660004340	BAKER, TERRI ANN &			17	133,239	1000	10,651	940.00																														
2020	2020-660004340	BAKER, TERRI ANN &			17	133,725	1000	10,651	975.00																														
2019	2019-660004340	BAKER, TERRI ANN &			17	123,244	1000	10,651	986.00																														
2018	2018-660004340	BAKER, TERRI ANN &			17	126,850	1000	10,650	984.00																														
2017	2017-660004340	BAKER, TERRI ANN &			17	125,775	1000	10,650	978.00																														
2016	2016-660004340	BAKER, TERRI ANN &			17	122,536	1000	10,650	1,000.00																														
2015	2015-660004340	BAKER, TERRI ANN &			17	120,939	1000	10,651	961.00																														
2014	2014-660004340	BAKER, TERRI ANN &			17	121,918	1000	10,651	988.00																														
2013	2013-660004340	BAKER, TERRI ANN &			17	115,331	1000	10,650	975.00																														



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Lot Data	Square-Foot - NBHD 1183 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	10500	
Non-Ag Acres	0.3061	
Topography		
Street Access		
Utilities		
Amenities	LOT SIZE ADJUSTMENT	
	0	
	0	
Method	Square-Foot	
Base Lot Value	13,336.00 x 4.27 = 56,922	
Factor Value		
Adjustments	0.8907	
Lot Value	50,699	

Residential Data	
Type	1 Single Family Residence
Condition	4 - Good
Quality	2 - Fair
Architecture	R3 Res Nbhd 3
Style	100% One Story
Exterior Wall	90% Frame, Siding, Vinyl 10% Veneer, Masonry
Base/Total Area	1,308 / 1,308
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,308
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	484 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1989 / 22

Cost Approach		Manual : 01/2025	
Base Cost	93.17	Total Misc Impr	+ 15,255
Roofing Adj	+ 4.17	Garage Cost	+ 11,369
Subfloor Adj	+ 0.00	Total RCN	= 180,065
Heat/Cool Adj	+ 10.30	Depreciation ( 31%)	- 55,820
Plumbing Adj	+ 9.67	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 124,245
Adj Base Cost	= 117.31	Lot Value	+ 50,699
Total Area	x 1,308	Indicated Value	= 174,944
Adjusted Cost	= 153,441	Value Per SqFt	133.75



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	143,187	109.47	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	166,600 Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	124,245		
Lot Value	50,699		
Indicated Value	174,944	133.75	Per SqFt
Agland Value			
Site Improvements			
Total Value	174,944	133.75	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	11190	18x12		216	20.62		4,454
PRCH	SLAB PORCH - COVERED	11191	306		306	20.34		6,224



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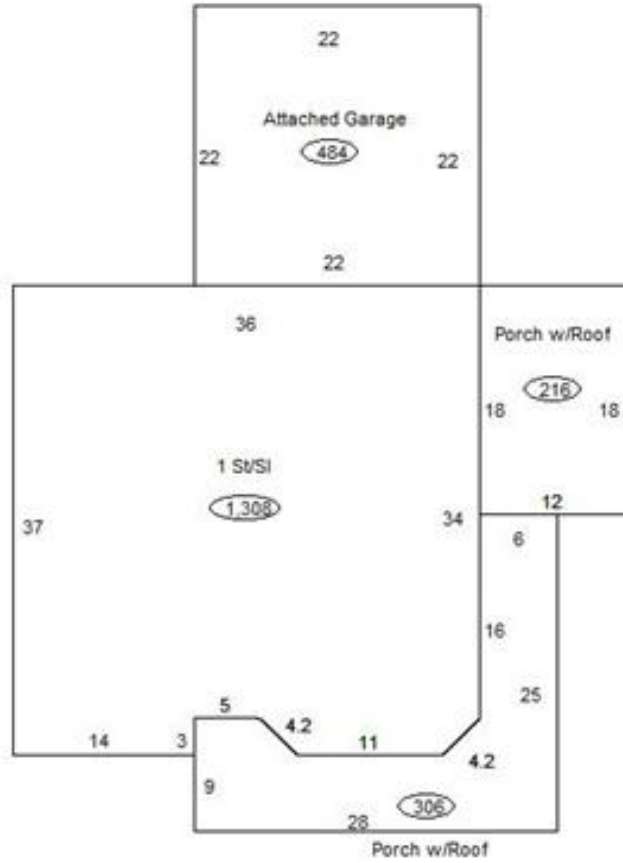
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### Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,308	1.000	1,308
2	G	1		13	Attached Garage	484	1.000	484
3	M	PRCH		13	SLBC	216	1.000	216
4	M	PRCH		13	SLBC	306	1.000	306
<b>Total Building Area</b>						<b>1,308</b>		<b>1,308</b>



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