



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 03:30:15
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Assessment Data					Primary Image									
Account	660004410													
Parcel ID	21N16E-05-3-00000-000-0000													
Cadastral ID	05-21-16-13900													
Property Type	REAL - Real Property													
Property Class	UR	VI Area	1											
Tax Area	17 - CLAREMORE OT													
Name ID	90154													
CHANNEL, DAVID L														
414 N MOORE CLAREMORE OK 74017-0000														
Parcel Location														
Situs	00414 N MOORE AVE													
Subdivision														
Lot/Block	/	Parcel Size	.19 - Acres											
Sec/Twn/Rng	5 / 21 / 16 / 3													
Neighborhood	2116 - UNPLATTED													
School District	S001 - CLAREMORE SCHOOLS													
Legal Description Lat/Long: 36.32316626 -95.62814187														
S 60' OF N 240' OF W 140' SW SE SW														
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														
Code	Type	Active	Maximum	Exemption										
H	Homestead	Yes	1,000	1,000										
Sale History														
Bk/Pg	Grantor	Date	Price	Code										
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax						
Remove Cap	0	Land Value	7,333	7,333	11%	807	Assessed	7,560 698.77						
Year Frozen	0	Improvements	61,395	61,395		6,753	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -93.00						
TIF Project ID	0	Total Value	68,728	68,728		7,560	Total Taxable	6,560 606.00						
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660004410	CHANNEL, DAVID L	17	68,103	1000	6,492	600.00							
2024	2024-660004410	CHANNEL, DAVID L	17	72,507	1000	6,366	588.00							
2023	2023-660004410	CHANNEL, DAVID L	17	65,735	1000	6,151	563.00							
2022	2022-660004410	CHANNEL, DAVID L	17	65,924	1000	5,943	550.00							
2021	2021-660004410	CHANNEL, DAVID L	17	69,258	1000	5,741	507.00							
2020	2020-660004410	CHANNEL, DAVID L	17	69,870	1000	5,545	508.00							
2019	2019-660004410	CHANNEL, DAVID L	17	68,661	1000	5,354	496.00							
2018	2018-660004410	CHANNEL, DAVID L	17	71,635	1000	5,169	478.00							
2017	2017-660004410	CHANNEL, DAVID L	17	71,041	1000	4,989	458.00							
2016	2016-660004410	CHANNEL, DAVID L	17	69,238	1000	4,816	452.00							
2015	2015-660004410	CHANNEL, DAVID L	17	73,020	1000	4,646	419.00							
2014	2014-660004410	CHANNEL, DAVID L	17	73,595	1000	4,482	416.00							
2013	2013-660004410	CHANNEL, DAVID L	17	70,169	1000	4,322	396.00							



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Lot Data		Square-Foot - NBHD 2116 #1	
Lot Size			
Lot Count			
Units Buildable	0.19		
Non-Ag Acres	0.1913		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	8,333.00 x .88 = 7,333		
Factor Value			
Adjustments	1.0000		
Lot Value	7,333		



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-5-1\IMG_0021. 5/1/2023

Residential Data	
Type	1 Single Family Residence
Condition	2 - Fair
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,120 / 1,120
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,120
Fixture/RghIn	7 /
Bed/F/H Bath	3 / 1.5 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1983 / 43

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	84,593	75.53	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	NewTest
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025			
Base Cost	90.56	Total Misc Impr	+	4,784			
Roofing Adj	+ 4.11	Garage Cost	+				
Subfloor Adj	+ 0.00	Total RCN	=	130,627			
Heat/Cool Adj	+ 10.30	Depreciation (53%)	-	69,232			
Plumbing Adj	+ 7.39	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	61,395			
Adj Base Cost	= 112.36	Lot Value	+	7,333			
Total Area	x 1,120	Indicated Value	=	68,728			
Adjusted Cost	= 125,843	Value Per SqFt		61.36			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	61,395		
Lot Value	7,333		
Indicated Value	68,728	61.36	Per SqFt
Agland Value			
Site Improvements			
Total Value	68,728	61.36	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	11429	22x4		88	21.02		1,850
PATO	SLAB PORCH - OPEN	11430	20x19		380	7.72		2,934



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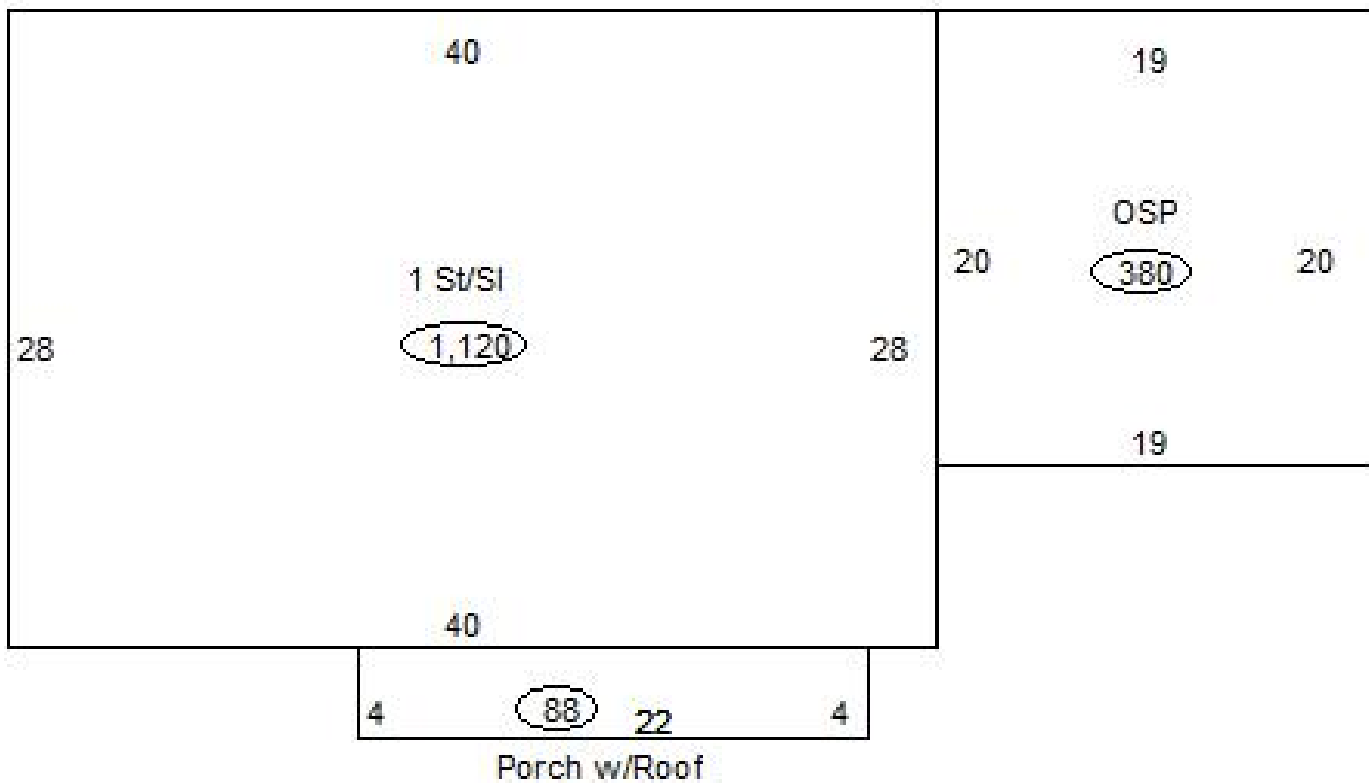
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Sketch Image

660004410



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,120	1.000	1,120
2	M	PRCH		13	SLBC	88	1.000	88
3	M	PATO		13	Open Slab	380	1.000	380
Total Building Area						1,120		1,120