




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
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Assessment Data					Primary Image														
Account 660004886 Parcel ID 000000-00-0-00252-002-0006 Cadastral ID 06-20-16-04660 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 80 - VERDIGRIS TOWN/ VERDIGRI Name ID 345150 VAUGHN, MARILYN 2024 REVOCABLE TRUST 25002 S ELM ST CLAREMORE OK 74019-0000 Parcel Location Situs 25002 S ELM ST Subdivision DIXIE ESTATES Lot/Block 0006 / 0002 Parcel Size 1 - Lots Sec/Twn/Rng 6 / 20 / 16 / 5 Neighborhood 1083 - R-V01-SW CLAREMORE School District S008 - VERDIGRIS SCHOOLS					 <p>D:\Appraisers\JAYSON\JAYSON RESIDENTIAL VI\2021-9-27\IMG 9/27/2021</p>														
Legal Description Lat/Long: 36.24911050 -95.64198556																			
LOT 6 BLOCK 2 DIXIE ESTATES					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></td> <td></td> <td></td> <td></td> <td></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	Yes	1,000	1,000	/	VAUGHN, MARILYN & WALLACE	04/09/2024	0	4										
					1476/127	INMAN, CINDY E	04/30/2003	125,000	YES										
					1045/198	MARTIN, PAUL W	10/01/1996	7,000	Yes										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	104.132	Current Tax										
Remove Cap	2004	Land Value	72,369	38,049	11%	4,185	Assessed	14,355	1,494.81										
Year Frozen	2010	Improvements	175,848	92,454		10,170	Penalty	0											
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-87.00										
TIF Project ID	0	Total Value	248,217	130,503		14,355	Total Taxable	13,355	1,408.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660004886	VAUGHN, MARILYN			80	227,976	1000	13,355	1,407.00										
2024	2024-660004886	VAUGHN, MARILYN			80	227,886	1000	13,355	1,291.00										
2023	2023-660004886	VAUGHN, MARILYN & WALLACE			80	167,890	1000	13,356	1,271.00										
2022	2022-660004886	VAUGHN, MARILYN & WALLACE			80	167,885	1000	13,356	1,294.00										
2021	2021-660004886	VAUGHN, MARILYN & WALLACE			80	151,654	1000	13,355	1,260.00										
2020	2020-660004886	VAUGHN, MARILYN & WALLACE			80	150,601	1000	13,355	1,263.00										
2019	2019-660004886	VAUGHN, MARILYN & WALLACE			80	143,349	1000	13,356	1,283.00										
2018	2018-660004886	VAUGHN, MARILYN & WALLACE			80	146,974	1000	13,356	1,283.00										
2017	2017-660004886	VAUGHN, MARILYN & WALLACE			80	145,765	1000	13,355	1,286.00										
2016	2016-660004886	VAUGHN, MARILYN & WALLACE			80	142,167	1000	13,355	1,290.00										
2015	2015-660004886	VAUGHN, MARILYN & WALLACE			80	140,472	1000	13,355	1,300.00										
2014	2014-660004886	VAUGHN, MARILYN & WALLACE			80	142,778	1000	13,356	1,231.00										
2013	2013-660004886	VAUGHN, MARILYN & WALLACE			80	131,655	1000	13,356	1,275.00										



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Lot Data	Square-Foot - NBHD 1083 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 1.0568 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 46,035.00 x 1.57 = 72,369 Factor Value Adjustments 1.0000 Lot Value 72,369		

Residential Data	
Type	1 Single Family Residence
Condition	4 - Good
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	90% Frame, Siding, Vinyl 10% Veneer, Masonry
Base/Total Area	1,492 / 1,492
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,492
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	576 Attached Garage - Finished
Remodel	
Year/Eff Age	1998 / 17

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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	188,935	126.63	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025			
Base Cost	98.40	Total Misc Impr	+	20,392			
Roofing Adj	+ 4.52	Garage Cost	+	19,192			
Subfloor Adj	+ -1.16	Total RCN	=	222,593			
Heat/Cool Adj	+ 11.47	Depreciation (21%)	-	46,745			
Plumbing Adj	+ 9.43	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	175,848			
Adj Base Cost	= 122.66	Lot Value	+	72,369			
Total Area	x 1,492	Indicated Value	=	248,217			
Adjusted Cost	= 183,009	Value Per SqFt		166.37			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	175,848		
Lot Value	72,369		
Indicated Value	248,217	166.37	Per SqFt
Agland Value			
Site Improvements			
Total Value	248,217	166.37	Total Value Per SqFt

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
EPSW	ENCLOSED PORCH - SOLID WALL	12321	31x8		248	61.56	15,267
PRCH	SLAB PORCH - COVERED	12322	218		218	23.51	5,125



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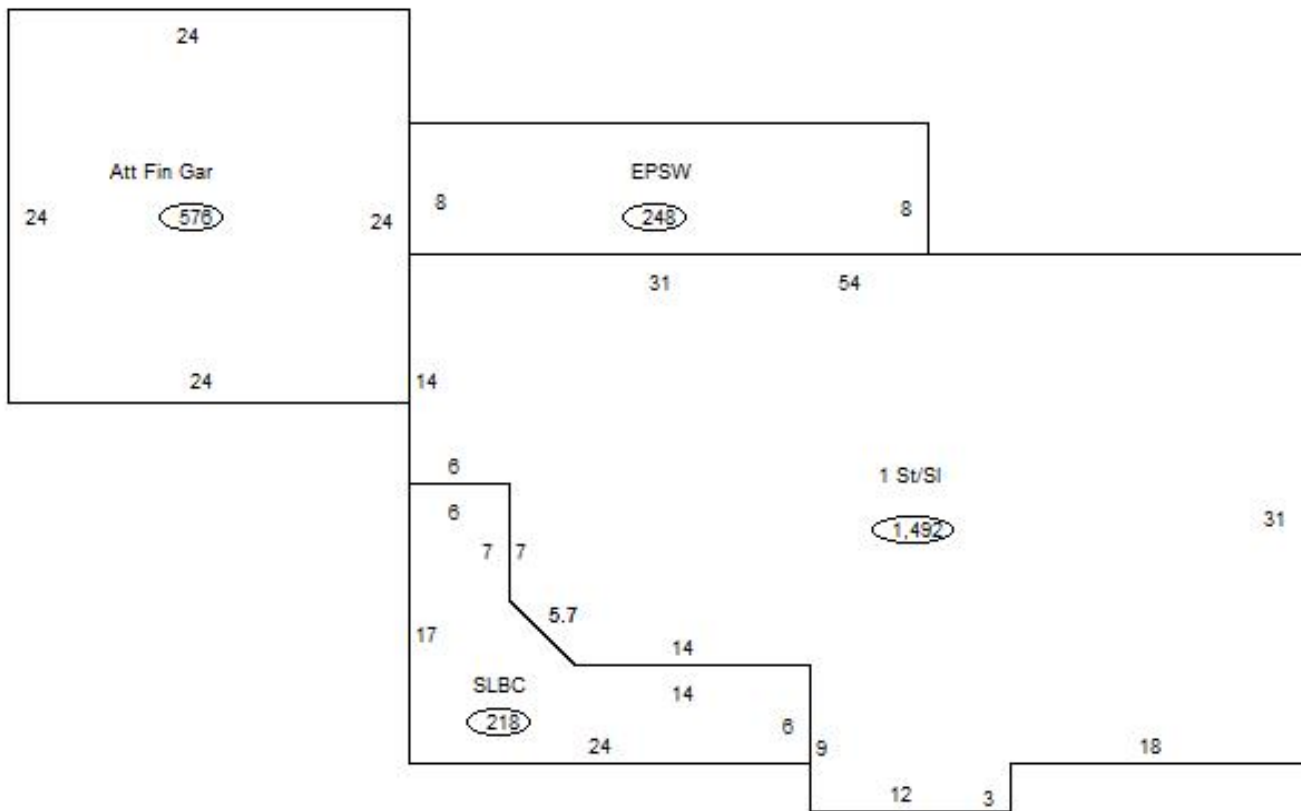
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Sketch Image

660004886



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,492	1.000	1,492
2	G	5		13	Att Fin Gar	576	1.000	576
3	M	EPSW		13	EPSW	248	1.000	248
4	M	PRCH		13	SLBC	218	1.000	218
Total Building Area						1,492		1,492