



# 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> 660005542 <b>Parcel ID</b> 21N16E-06-2-00000-000-0000 <b>Cadastral ID</b> 06-21-16-02400 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RR VI Area 1 <b>Tax Area</b> 8 - CLAREMORE/ NW FIRE <b>Name ID</b> 90584 DEARMAN, JOY & JANE LIVING TRUST  19313 S OLD HWY 88 CLAREMORE OK 74017-0000  <b>Parcel Location</b> <b>Situs</b> 19313 S OLD HWY 88 <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 2.5 - Acres <b>Sec/Twn/Rng</b> 6 / 21 / 16 / 2 <b>Neighborhood</b> 2116 - UNPLATTED <b>School District</b> S001 - CLAREMORE SCHOOLS					<p>\\tsclient\T\TOMMY DUNLAP\New folder (183)\IMG_0034.JPG 5/3/2023</p>														
<b>Legal Description</b> Lat/Long: 36.33159983 -95.64961568																			
N 165' S 330' NW 10.73 AC LOT					<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					
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>										
					857/793			87,500	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>	106.442	<b>Current Tax</b>										
Remove Cap	0	<b>Land Value</b>	61,255	47,971	11%	5,277	<b>Assessed</b>	25,445	2,708.40										
Year Frozen	0	<b>Improvements</b>	183,351	183,351		20,168	<b>Penalty</b>	0											
Uncapped Value	0	<b>Mobile Home</b>	0	0		0	<b>Exemption</b>	0	0.00										
TIF Project ID	0	<b>Total Value</b>	244,606	231,322		25,445	<b>Total Taxable</b>	25,445	2,708.00										
<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	2025-660005542	DEARMAN, JOY & JANE			8	238,566	0	24,234	2,580.00										
2024	2024-660005542	DEARMAN, JOY & JANE			8	256,686	0	23,080	2,456.00										
2023	2023-660005542	DEARMAN, JOY LEON &			8	199,827	0	21,981	2,321.00										
2022	2022-660005542	DEARMAN, JOY LEON &			8	202,686	0	22,296	2,369.00										
2021	2021-660005542	DEARMAN, JOY LEON &			8	206,146	0	22,677	2,310.00										
2020	2020-660005542	DEARMAN, JOY LEON &			8	206,527	0	22,600	2,386.00										
2019	2019-660005542	DEARMAN, JOY LEON &			8	195,669	0	21,524	2,298.00										
2018	2018-660005542	DEARMAN, JOY LEON &			8	201,269	0	22,140	2,359.00										
2017	2017-660005542	DEARMAN, JOY LEON &			8	199,622	0	21,958	2,301.00										
2016	2016-660005542	DEARMAN, JOY LEON &			8	194,659	0	21,412	2,309.00										
2015	2015-660005542	DEARMAN, JOY LEON &			8	188,954	0	20,562	2,116.00										
2014	2014-660005542	DEARMAN, JOY LEON &			8	192,331	0	19,582	2,046.00										
2013	2013-660005542	DEARMAN, JOY LEON &			8	182,173	0	18,650	1,921.00										



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Lot Data	Square-Foot - NBHD 2116 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> 1 <b>Non-Ag Acres</b> 2.4311 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> LAND QUALITY 0 0 <b>Method</b> Square-Foot <b>Base Lot Value</b> 105,897.00 x .58 = 61,255 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 61,255		<p>\\tsclient\T\TOMMY DUNLAP\New folder (183)\IMG_0034.JPG 5/3/2023</p>

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	3 - Average
<b>Architecture</b>	
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	100% Veneer, Masonry
<b>Base/Total Area</b>	2,256 / 2,256
<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>	2,256
<b>Fixture/RghIn</b>	14 /
<b>Bed/F/H Bath</b>	3 / 3.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	504 Attached Garage - Unfinished
<b>Remodel</b>	
<b>Year/Eff Age</b>	1974 / 39

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> 233,000 103.28 Per SqFt

Direct Comparables
<b>Selection Model</b> A Adam Test <b>Adjustment Model</b> NewTest <b>Comparables</b> <b>Indicated Value</b>

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	104.76	<b>Total Misc Impr</b>	+ 32,520				
<b>Roofing Adj</b>	+ 4.57	<b>Garage Cost</b>	+ 16,032				
<b>Subfloor Adj</b>	+ -2.19	<b>Total RCN</b>	= 338,290				
<b>Heat/Cool Adj</b>	+ 12.64	<b>Depreciation ( 46%)</b>	- 155,613				
<b>Plumbing Adj</b>	+ 8.65	<b>Lump Sums</b>	+ 0				
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 182,677				
<b>Adj Base Cost</b>	= 128.43	<b>Lot Value</b>	+ 61,255				
<b>Total Area</b>	x 2,256	<b>Indicated Value</b>	= 243,932				
<b>Adjusted Cost</b>	= 289,738	<b>Value Per SqFt</b>	108.13				

Value Reconciliation
<b>Selected Approach</b> Cost Approach <b>Improvements</b> 182,677 <b>Lot Value</b> 61,255 <b>Indicated Value</b> 243,932 108.13 Per SqFt <b>Agland Value</b> <b>Site Improvements</b> 674 <b>Total Value</b> 244,606 108.42 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	5,615.40		5,615
EPSW	ENCLOSED PORCH - SOLID WALL	13166	21x10		210	69.08		14,507
PATO	SLAB PORCH - OPEN	13167	219		219	10.23		2,240
PATO	SLAB PORCH - OPEN	13168	23x10		230	10.05		2,312
PRCH	SLAB PORCH - COVERED	13169	302		302	25.98		7,846



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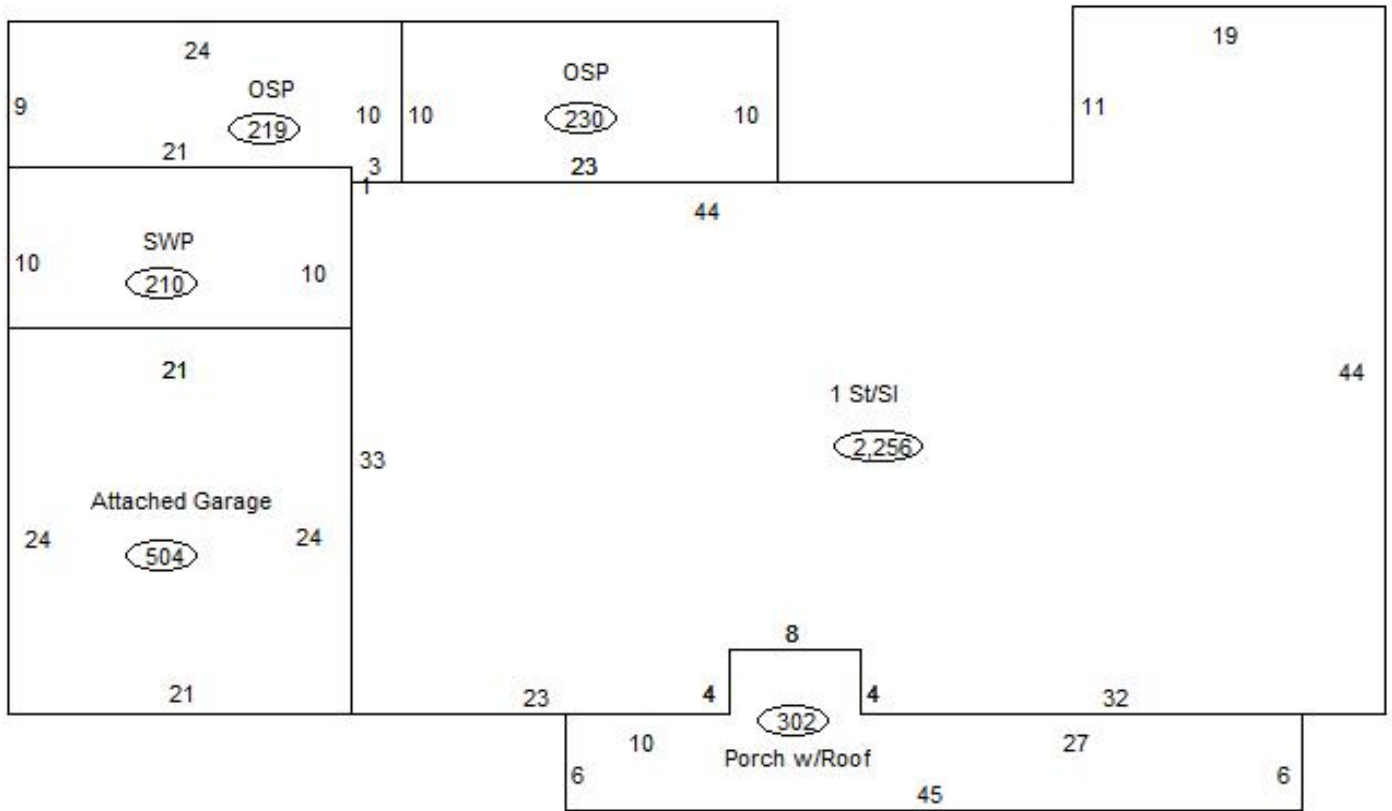
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Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	G	1		13	Attached Garage	504	1.000	504
2	M	EPSW		13	EPSW	210	1.000	210
3	M	PATO		13	Open Slab	219	1.000	219
4	M	PATO		13	Open Slab	230	1.000	230
5	M	PRCH		13	SLBC	302	1.000	302
6	R	1	Slab	13	1 St/Sl	2,256	1.000	2,256
<b>Total Building Area</b>						<b>2,256</b>		<b>2,256</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	HS	HAY SHED	0x0x0			240	
	Qual	3	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (40% Phys/ % Func)</b>	<b>RCNLD</b>	
		Base Cost (4.68 x 240)	1,123		1,123	449	674
	STF	STG FAIR	0x0x0				
	Qual	2	Cond	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (0% Phys/ % Func)</b>	<b>RCNLD</b>	
		Base Cost (4.68 x )					