



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 660005558 Parcel ID 21N16E-06-2-00000-000-0000 Cadastral ID 06-21-16-04000 Property Type REAL - Real Property Property Class RR VI Area 1 Tax Area 8 - CLAREMORE/ NW FIRE Name ID 302710 PROCK, LESLIE & LINDA 10474 E 470 RD CLAREMORE OK 74017-0000																																																						
Parcel Location Situs 10474 E 470 RD Subdivision Lot/Block / Parcel Size 1.98 - Acres Sec/Twn/Rng 6 / 21 / 16 / 2 Neighborhood 2116 - UNPLATTED School District S001 - CLAREMORE SCHOOLS																																																						
Legal Description Lat/Long: 36.33572567 -95.64282130					Building Permits																																																	
N 432' E 200' W 450' E 700' LOT 3 (NW)					<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	2100/545	JOHANSON, BENNY RAY	04/30/2010	160,000	YES																																													
Parcel Valuation					<table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>106.442</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>2011</td> <td>Land Value 57,186</td> <td>46,276</td> <td>11%</td> <td>5,090</td> <td>Assessed</td> <td>17,475</td> <td>1,860.07</td> </tr> <tr> <td>Year Frozen</td> <td>2024</td> <td>Improvements 139,137</td> <td>112,593</td> <td></td> <td>12,385</td> <td>Penalty</td> <td>0</td> <td></td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home 0</td> <td>0</td> <td></td> <td>0</td> <td>Exemption</td> <td>1,000</td> <td>-92.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 196,323</td> <td>158,869</td> <td></td> <td>17,475</td> <td>Total Taxable</td> <td>16,475</td> <td>1,768.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.442	Current Tax	Remove Cap	2011	Land Value 57,186	46,276	11%	5,090	Assessed	17,475	1,860.07	Year Frozen	2024	Improvements 139,137	112,593		12,385	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	1,000	-92.00	TIF Project ID	0	Total Value 196,323	158,869		17,475	Total Taxable	16,475	1,768.00
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Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-660005558	PROCK, LESLIE &	8	192,149	1000	16,476	1,768.00																																															
2024	2024-660005558	PROCK, LESLIE &	8	200,965	1000	16,476	1,768.00																																															
2023	2023-660005558	PROCK, LESLIE &	8	154,242	0	16,967	1,792.00																																															
2022	2022-660005558	PROCK, LESLIE &	8	154,235	0	16,966	1,803.00																																															
2021	2021-660005558	PROCK, LESLIE &	8	166,352	0	18,299	1,865.00																																															
2020	2020-660005558	PROCK, LESLIE &	8	165,033	0	18,054	1,907.00																																															
2019	2019-660005558	PROCK, LESLIE &	8	156,308	0	17,194	1,836.00																																															
2018	2018-660005558	PROCK, LESLIE &	8	162,977	0	17,927	1,910.00																																															
2017	2017-660005558	PROCK, LESLIE &	8	161,463	0	17,761	1,861.00																																															
2016	2016-660005558	PROCK, LESLIE &	8	157,749	0	17,352	1,870.00																																															
2015	2015-660005558	PROCK, LESLIE &	8	157,760	0	17,354	1,786.00																																															
2014	2014-660005558	PROCK, LESLIE &	8	160,571	0	17,663	1,846.00																																															
2013	2013-660005558	PROCK, LESLIE &	8	153,892	0	16,928	1,743.00																																															



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Lot Data	Square-Foot - NBHD 2116 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 1.9836 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 86,408.00 x .66 = 57,186 Factor Value Adjustments 1.0000 Lot Value 57,186		<p style="text-align: right; color: orange;">05/05/2023 10:34</p> <p>\\tsclient\T\TOMMY DUNLAP\New folder (185)\IMG_0003.JPG 5/5/2023</p>

Residential Data	
Type	1 Single Family Residence
Condition	2.5 - Fair
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,681 / 1,681
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,681
Fixture/RghIn	11 /
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	650 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1978 / 42

Cost Approach		Manual : 01/2025	
Base Cost	108.95	Total Misc Impr	+ 9,299
Roofing Adj	+ 4.76	Garage Cost	+ 19,650
Subfloor Adj	+ -2.31	Total RCN	= 252,959
Heat/Cool Adj	+ 12.64	Depreciation (48%)	- 121,420
Plumbing Adj	+ 9.22	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 131,539
Adj Base Cost	= 133.26	Lot Value	+ 57,186
Total Area	x 1,681	Indicated Value	= 188,725
Adjusted Cost	= 224,010	Value Per SqFt	112.27

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	1 Test
Adusted R	0.8445
Indicated Value	214,287 127.48 Per SqFt

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

Value Reconciliation	
Selected Approach	Cost Approach
Improvements	131,539
Lot Value	57,186
Indicated Value	188,725 112.27 Per SqFt
Agland Value	
Site Improvements	7,598
Total Value	196,323 116.79 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	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	13237	12x4		48	26.78		1,285
PRCH	SLAB PORCH - COVERED	13238	90		90	26.65		2,399



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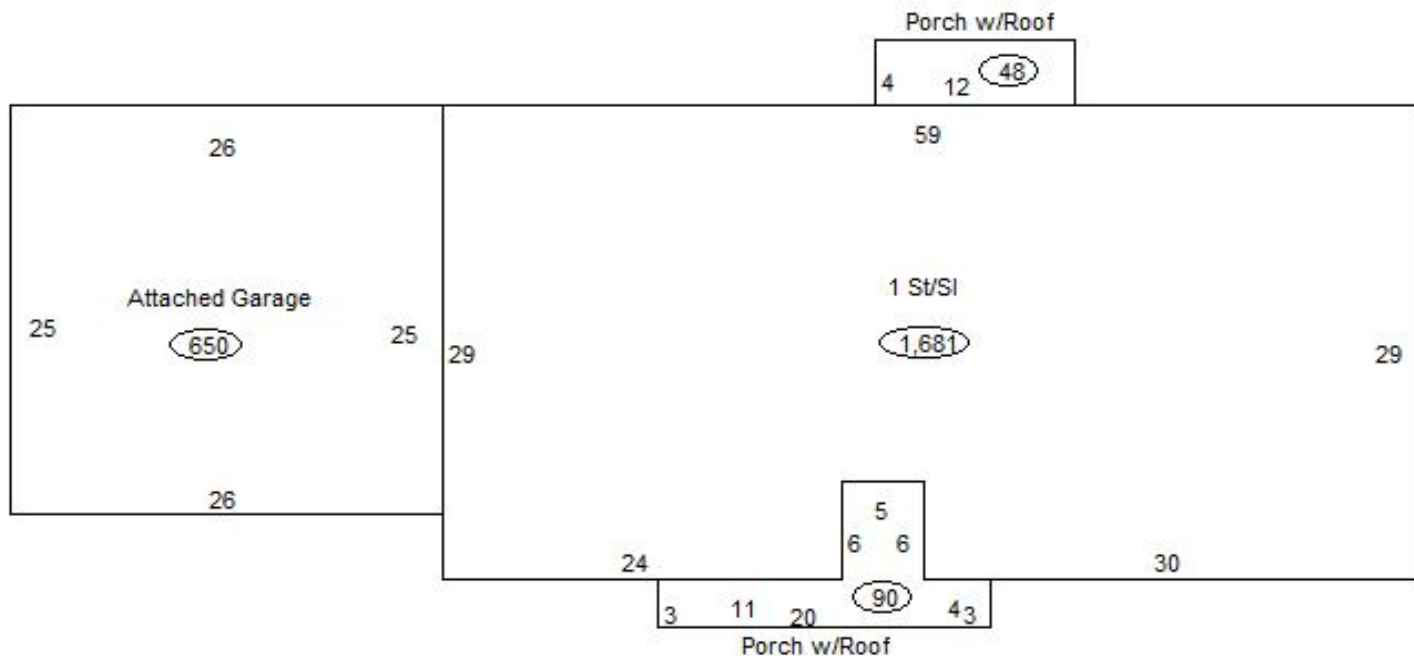
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Sketch Image

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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	1,681	1.000	1,681
2	G	1		13	Attached Garage	650	1.000	650
3	M	PRCH		13	SLBC	48	1.000	48
4	M	PRCH		13	SLBC	90	1.000	90
Total Building Area						1,681		1,681



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	0x0x0			192
	Qual 2	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (75% Phys/ % Func)	RCNLD
	Base Cost (4.68 x 192)		899	899	674	225
	DTGF	DETACHED GARAGE FAIR	0x0x0			576
	Qual 2	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (20% Phys/ % Func)	RCNLD
	Base Cost (16.00 x 576)		9,216	9,216	1,843	7,373
	STF	STG FAIR	0x0x0			
	Qual 2	Cond	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
	Base Cost (4.68 x)					