



# 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	660005604													
Parcel ID	000000-00-0-10503-001-0005													
Cadastral ID	06-21-16-05260													
Property Type	REAL - Real Property													
Property Class	URP	VI Area	1											
Tax Area	17 - CLAREMORE OT													
Name ID	348771													
FEZETTE, THOMAS P & BARBARA ANN														
1504 COLLEGE PARK RD CLAREMORE OK 74017-0000														
Parcel Location														
Situs	01504 COLLEGE PARK RD													
Subdivision	WESTWOOD MANOR													
Lot/Block	0005 / 0001	Parcel Size	1 - Lots											
Sec/Twn/Rng	6 / 21 / 16 / 5													
Neighborhood	1181 - R-V01-SW CLAREMORE													
School District	S001 - CLAREMORE SCHOOLS													
Legal Description Lat/Long: 36.32385131 -95.64274411														
Building Permits														
LOT 5 BLOCK 1 WESTWOOD MANOR														
<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														
Code	Type	Active	Maximum	Exemption										
H	Homestead	Yes	1,000	1,000										
Sale History														
Bk/Pg	Grantor	Date	Price	Code										
/	HARPER, GARY	11/18/2025	305,000	YES										
1626/832	SANDERS, JACK G	10/11/2004	167,500	YES										
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax						
Remove Cap	2026	Land Value	131,638	131,638	11%	14,480	Assessed	33,550 3,101.03						
Year Frozen	0	Improvements	173,363	173,363		19,070	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -92.00						
TIF Project ID	0	Total Value	305,001	305,001		33,550	Total Taxable	32,550 3,009.00						
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660005604	HARPER, GARY	17	260,644	1000	23,911	2,210.00							
2024	2024-660005604	HARPER, GARY	17	249,969	1000	23,186	2,143.00							
2023	2023-660005604	HARPER, GARY	17	213,464	1000	22,481	2,059.00							
2022	2022-660005604	HARPER, GARY	17	213,457	1000	22,480	2,081.00							
2021	2021-660005604	HARPER, GARY	17	216,506	1000	22,816	2,015.00							
2020	2020-660005604	HARPER, GARY	17	215,265	1000	22,281	2,040.00							
2019	2019-660005604	HARPER, GARY	17	205,480	1000	21,603	2,001.00							
2018	2018-660005604	HARPER, GARY	17	210,936	1000	22,203	2,052.00							
2017	2017-660005604	HARPER, GARY	17	209,075	1000	21,650	1,988.00							
2016	2016-660005604	HARPER, GARY	17	204,498	1000	20,990	1,970.00							
2015	2015-660005604	HARPER, GARY	17	199,034	1000	20,350	1,835.00							
2014	2014-660005604	HARPER, GARY	17	205,278	1000	19,728	1,829.00							
2013	2013-660005604	HARPER, GARY	17	195,738	1000	19,124	1,750.00							



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Lot Data	Square-Foot - NBHD 1181 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	2.4307	
Topography		
Street Access		
Utilities		
Amenities	0	
	0	
Method	Square-Foot	
Base Lot Value	105,882.00 x .92 = 97,105	
Factor Value		
Adjustments	1.3556	
Lot Value	131,638	

Residential Data	
Type	1 Single Family Residence
Condition	3.5 - Average
Quality	3 - Average
Architecture	R3 Res Nbhd 3
Style	100% 1 1/2 Story Finished
Exterior Wall	80% Veneer, Stone 20% Frame, Siding, Wood
Base/Total Area	1,624 / 2,104
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,624
Fixture/RghIn	11 /
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	560 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1980 / 32

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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	237,135	112.71	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	4		
Indicated Value	308,360		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	167,891		
Lot Value	131,638		
Indicated Value	299,529	142.36	Per SqFt
Agland Value			
Site Improvements	5,472		
Total Value	305,001	144.96	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	94.12	Total Misc Impr	+	15,954			
Roofing Adj	+ 3.53	Garage Cost	+	17,399			
Subfloor Adj	+ -1.69	Total RCN	=	277,354			
Heat/Cool Adj	+ 12.64	Depreciation ( 40%)	-	110,942			
Plumbing Adj	+ 7.37	Lump Sums	+	1,479			
Basement Adj	+ 0.00	RCNLD	=	167,891			
Adj Base Cost	= 115.97	Lot Value	+	131,638			
Total Area	x 2,104	Indicated Value	=	299,529			
Adjusted Cost	= 244,001	Value Per SqFt		142.36			

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	13358	38x7		266	26.10		6,943
PRCH	SLAB PORCH - COVERED	13359	16x8		128	26.53		3,396
WODO	WOOD DECK - OPEN	13360	16x8		128	25.68	55%	1,479



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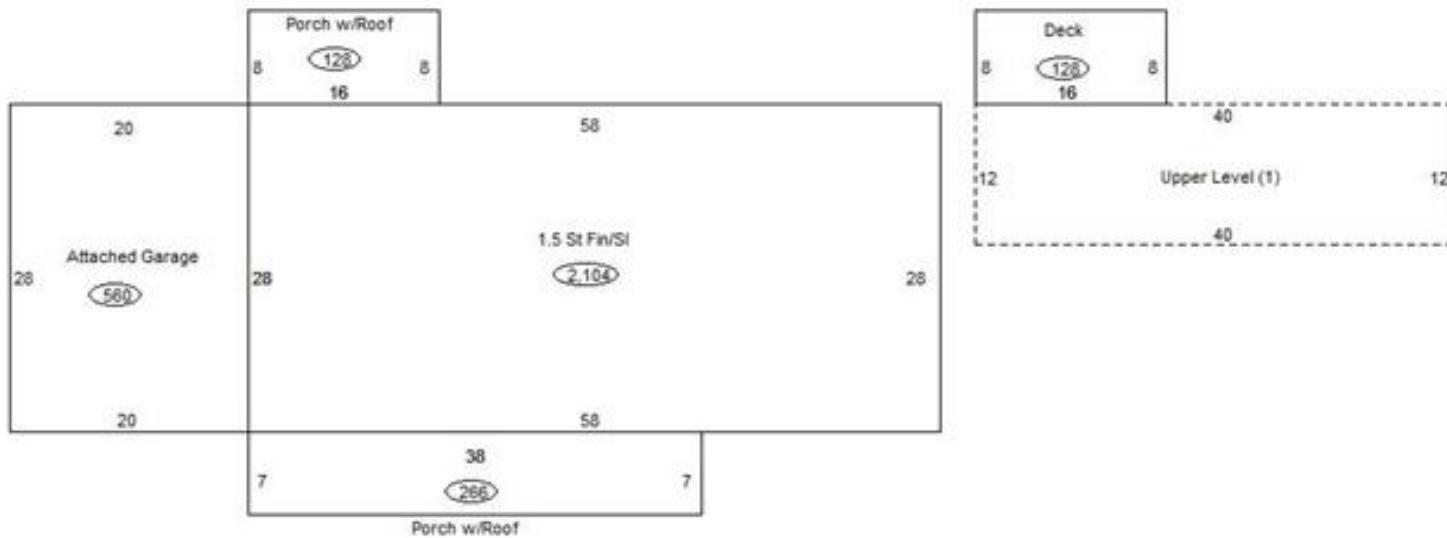
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### Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/Sl	1,624	1.296	2,104
2	G	1		13	Attached Garage	560	1.000	560
3	M	PRCH		13	SLBC	266	1.000	266
4	M	PRCH		13	SLBC	128	1.000	128
5	M	WODO		13	WODO	128	1.000	128
6	U	^UL		13	Upper Level (1)	480	1.000	480
<b>Total Building Area</b>						1,624		2,104



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	BARN BARN		0x0x0			2,000	
	Qual 3	Cond 3	Year 2005	Eff Age	16		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (70% Phys/ % Func)</b>	<b>RCNLD</b>	
	Base Cost (9.12 x 2,000)		18,240		18,240	12,768	5,472
	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 )						
	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 )						