



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 660005637 Parcel ID 000000-00-0-10503-002-0019 Cadastral ID 06-21-16-05600 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 343855 MOKATE-LUDOVICO, JACOB & NICKOL OSBORN 2001 COLLEG PARK RD CLAREMORE OK 74017-0000 Parcel Location Situs 02001 COLLEGE PARK RD Subdivision WESTWOOD MANOR Lot/Block 0019 / 0002 Parcel Size 1 - Lots Sec/Twn/Rng 6 / 21 / 16 / 5 Neighborhood 1181 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS					<p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-5-3\IMG_0020. 5/3/2023</p>														
Legal Description Lot/Long: 36.33026408 -95.64505817																			
LOT 19 BLOCK 2 WESTWOOD MANOR					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	No	1,000		/	HENDERSON, MELTON W & THELMA	03/04/2024	350,000	YES										
					760/255			19,000	No										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax										
Remove Cap	2025		Land Value 142,053	142,053	11%	15,626	Assessed	39,002	3,604.95										
Year Frozen	2007		Improvements 212,510	212,510		23,376	Penalty	0											
Uncapped Value	0		Mobile Home 0	0		0	Exemption	0	0.00										
TIF Project ID	0		Total Value 354,563	354,563		39,002	Total Taxable	39,002	3,605.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660005637	MOKATE-LUDOVICO, JACOB &			17	350,000	0	38,500	3,559.00										
2024	2024-660005637	MOKATE-LUDOVICO, JACOB &			17	295,735	1000	16,596	1,534.00										
2023	2023-660005637	HENDERSON, MELTON W & THELMA J			17	237,696	1000	16,595	1,520.00										
2022	2022-660005637	HENDERSON, MELTON W & THELMA J			17	242,720	1000	16,595	1,536.00										
2021	2021-660005637	HENDERSON, MELTON W & THELMA J			17	242,902	1000	16,596	1,465.00										
2020	2020-660005637	HENDERSON, MELTON W & THELMA J			17	239,186	1000	16,595	1,520.00										
2019	2019-660005637	HENDERSON, MELTON W & THELMA J			17	229,874	1000	16,596	1,537.00										
2018	2018-660005637	HENDERSON, MELTON W & THELMA J			17	238,857	1000	16,596	1,533.00										
2017	2017-660005637	HENDERSON, MELTON W & THELMA J			17	236,187	1000	16,595	1,524.00										
2016	2016-660005637	HENDERSON, MELTON W & THELMA J			17	231,258	1000	16,596	1,558.00										
2015	2015-660005637	HENDERSON, MELTON W & THELMA J			17	224,928	1000	16,595	1,497.00										
2014	2014-660005637	HENDERSON, MELTON W & THELMA J			17	226,902	1000	16,596	1,539.00										
2013	2013-660005637	HENDERSON, MELTON W & THELMA J			17	216,948	1000	16,596	1,519.00										




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Lot Data	Square-Foot - NBHD 1181 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 2.4276 Topography Street Access Utilities Amenities 0 Method Square-Foot Base Lot Value 105,745.00 x .92 = 97,064 Factor Value Adjustments 1.4635 Lot Value 142,053		 <p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-5-3\IMG_0020. 5/3/2023</p>

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	R3 Res Nbhd 3
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,968 / 1,968
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,968
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	529 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1987 / 29

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	246,731	125.37	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	4		
Indicated Value	310,220		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	107.86	Total Misc Impr	+	25,093			
Roofing Adj	+ 4.71	Garage Cost	+	16,658			
Subfloor Adj	+ -2.21	Total RCN	=	299,343			
Heat/Cool Adj	+ 12.64	Depreciation (36%)	-	107,763			
Plumbing Adj	+ 7.89	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	191,580			
Adj Base Cost	= 130.89	Lot Value	+	142,053			
Total Area	x 1,968	Indicated Value	=	333,633			
Adjusted Cost	= 257,592	Value Per SqFt		169.53			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	191,580		
Lot Value	142,053		
Indicated Value	333,633	169.53	Per SqFt
Agland Value			
Site Improvements	20,930		
Total Value	354,563	180.16	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
EPKS	ENCLOSED PORCH - KNEEWALL SCREEN	13476		228	228	28.98		6,607
PRCH	SLAB PORCH - COVERED	13477		4x4	16	26.88		430
PRCH	SLAB PORCH - COVERED	13478		49x10	490	25.39		12,441



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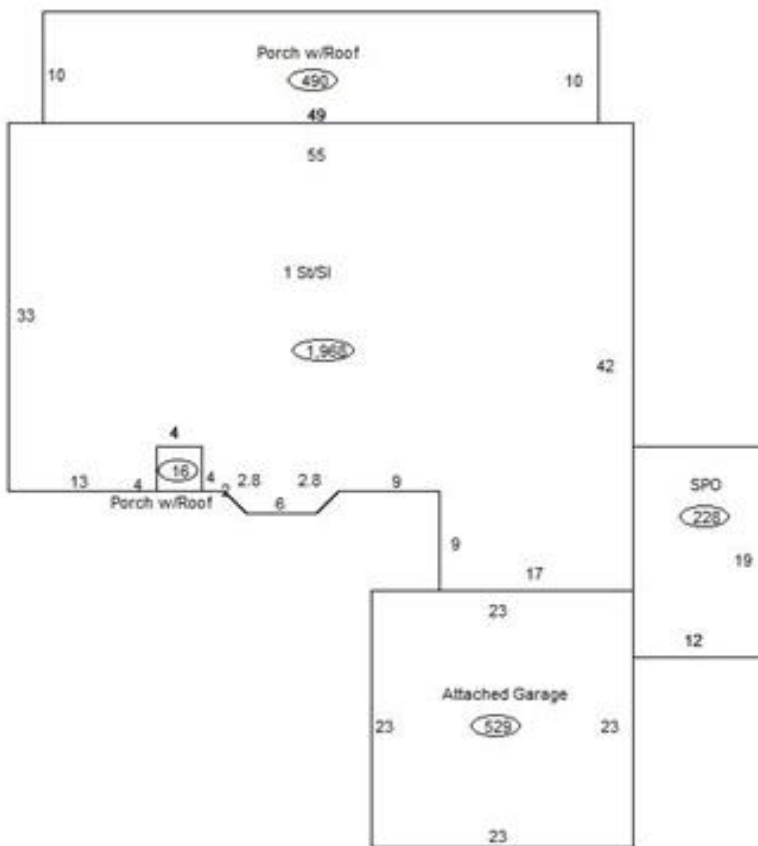
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Sketch Image

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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	1,968	1.000	1,968
2	G	1		13	Attached Garage	529	1.000	529
3	M	EPKS		13	Screen Porch	228	1.000	228
4	M	PRCH		13	SLBC	16	1.000	16
5	M	PRCH		13	SLBC	490	1.000	490
Total Building Area						1,968		1,968



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	DTGF	DETACHED GARAGE FAIR	0x0x0			2,565
	Qual 2	Cond 3	Year 2000	Eff Age 20		
Valuation Summary		Modifier Total	RCN	Depr (49% Phys/ % Func)		RCNLD
Base Cost (16.00 x 2,565)		41,040	41,040	20,110		20,930