



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 03:34:15
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Assessment Data					Primary Image				
Account	660006049								
Parcel ID	000000-00-0-10320-002-0001								
Cadastral ID	07-21-16-00110								
Property Type	REAL - Real Property								
Property Class	URP	VI Area	1						
Tax Area	17 - CLAREMORE OT								
Name ID	64884								
ROSCH, NICHOLAS C									
1905 W 4TH ST SO CLAREMORE OK 74017-0000									
Parcel Location									
Situs	01905 W 4TH ST S								
Subdivision	PARK PLACE								
Lot/Block	0001 / 0002	Parcel Size	1 - Lots						
Sec/Twn/Rng	7 / 21 / 16 / 5								
Neighborhood	1172 - R-V01-SW CLAREMORE								
School District	S001 - CLAREMORE SCHOOLS								
Legal Description Lat/Long: 36.31447690 -95.63355080									
Building Permits									
LOT 1 BLOCK 2 PARK PLACE									
Exemptions									
Code	Type	Active	Maximum	Exemption	Sale History				
H	Homestead	Yes	1,000	1,000	Bk/Pg	Grantor	Date	Price	Code
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax	
Remove Cap	0	Land Value	80,665	32,290	11%	3,552	Assessed	11,527	1,065.44
Year Frozen	2007	Improvements	181,109	72,497		7,975	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-92.00
TIF Project ID	0	Total Value	261,774	104,787		11,527	Total Taxable	10,527	973.00
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660006049	ROSCH, NICHOLAS C	17	255,754	1000	10,527	973.00		
2024	2024-660006049	ROSCH, NICHOLAS C	17	277,592	1000	10,527	973.00		
2023	2023-660006049	ROSCH, NICHOLAS C	17	203,092	1000	10,527	964.00		
2022	2022-660006049	ROSCH, NICHOLAS C	17	176,265	1000	10,527	974.00		
2021	2021-660006049	ROSCH, NICHOLAS C	17	183,733	1000	10,526	929.00		
2020	2020-660006049	ROSCH, NICHOLAS C	17	180,566	1000	10,526	964.00		
2019	2019-660006049	ROSCH, NICHOLAS C	17	173,046	1000	10,526	975.00		
2018	2018-660006049	ROSCH, NICHOLAS C	17	178,809	1000	10,526	973.00		
2017	2017-660006049	ROSCH, NICHOLAS C	17	177,263	1000	10,527	967.00		
2016	2016-660006049	ROSCH, NICHOLAS C	17	172,367	1000	10,527	988.00		
2015	2015-660006049	ROSCH, NICHOLAS C	17	167,377	1000	10,526	949.00		
2014	2014-660006049	ROSCH, NICHOLAS C	17	168,801	1000	10,526	976.00		
2013	2013-660006049	ROSCH, NICHOLAS C	17	160,235	1000	10,527	963.00		




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Lot Data	Square-Foot - NBHD 1172 #1	Primary Image
Lot Size Lot Count 1 Units Buildable 15500 Non-Ag Acres 0.4291 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 18,691.00 x 4.32 = 80,665 Factor Value Adjustments 1.0000 Lot Value 80,665		 <p>\\tsclient\T\TOMMY DUNLAP\New folder (188)\IMG_0051.JPG 5/9/2023</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	80% Veneer, Stone 20% Frame, Siding, Vinyl
Base/Total Area	2,128 / 2,128
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,128
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 2.5 /
Basement Area	
Garage Type	598 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1979 / 35

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adjusted R	0.8445
Indicated Value	235,882 110.85 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	245,090 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	181,109
Lot Value	80,665
Indicated Value	261,774 123.01 Per SqFt
Agland Value	
Site Improvements	
Total Value	261,774 123.01 Total Value Per SqFt

Cost Approach Manual : 01/2025

Base Cost	108.59	Total Misc Impr	+	16,764
Roofing Adj	+ 4.63	Garage Cost	+	18,287
Subfloor Adj	+ -2.19	Total RCN	=	317,735
Heat/Cool Adj	+ 12.64	Depreciation (43%)	-	136,626
Plumbing Adj	+ 9.17	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	181,109
Adj Base Cost	= 132.84	Lot Value	+	80,665
Total Area	x 2,128	Indicated Value	=	261,774
Adjusted Cost	= 282,684	Value Per SqFt		123.01

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	14227	16x6		96	26.63		2,556
EPKS	ENCLOSED PORCH - KNEEWALL SCREEN	14228	23x13		299	28.74		8,593



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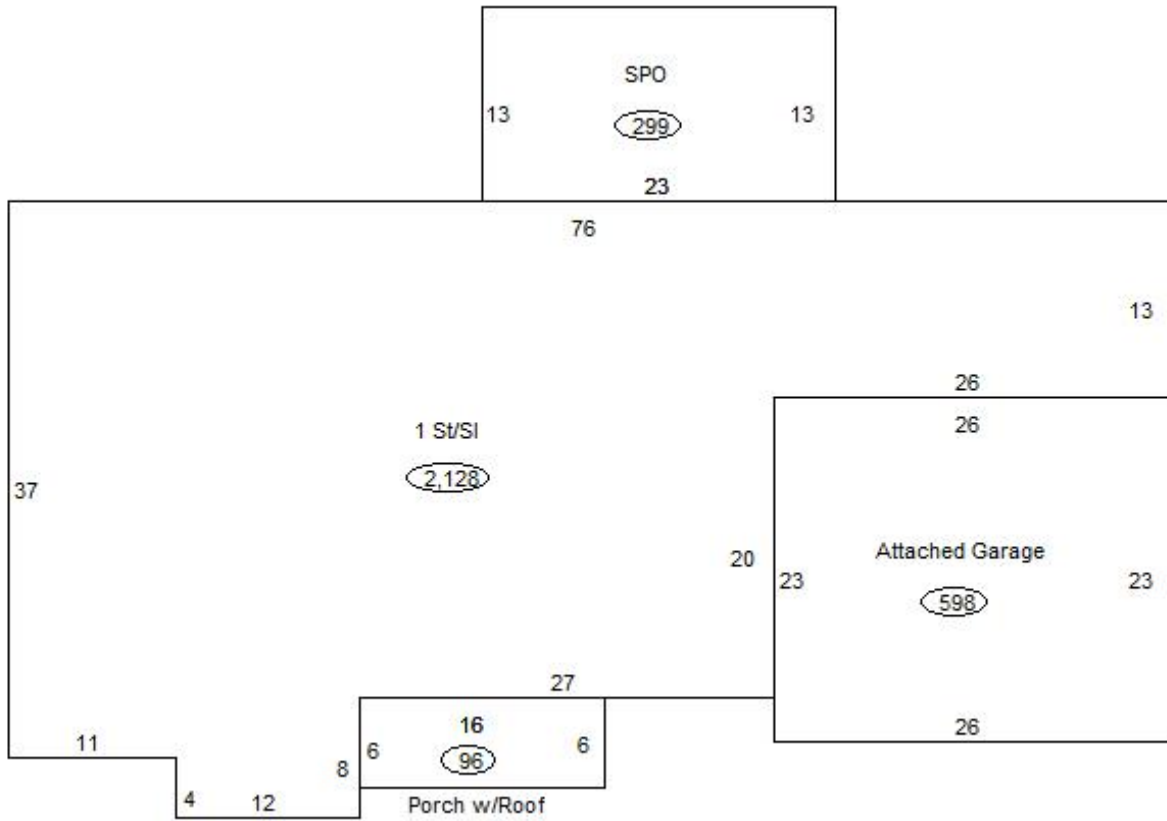
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Sketch Image

660006049



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	2,128	1.000	2,128
2	G	1		13	Attached Garage	598	1.000	598
3	M	PRCH		13	SLBC	96	1.000	96
4	M	EPKS		13	Screen Porch	299	1.000	299
Total Building Area						2,128		2,128