



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 660006065 Parcel ID 000000-00-0-10060-001-0012 Cadastral ID 07-21-16-00270 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 343699 SEXTON, CATHERINE 2010 CHARLESTOWN CIRCLE CLAREMORE OK 74017-0000 Parcel Location Situs 02010 CHARLESTOWN CIR Subdivision CHARLES TOWN LANDING Lot/Block 0012 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 7 / 21 / 16 / 5 Neighborhood 1180 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS					<p>\\tsclient\T\TOMMY DUNLAP\New folder (188)\IMG_0035.JPG 5/9/2023</p>														
Legal Description Lot/Long: 36.30921727 -95.63622250																			
LOT 12 CHARLES TOWN LANDING					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		/	DUTY, JUSTIN W	02/22/2024	180,000	YES										
					/	ROUTE 66 BUILDERS LLC	03/18/2019	114,500	YES										
					/	FEDERAL HOME LOAN MTG CORP	08/01/2018	68,500	3										
					2710/370	HAUGEN, JEFFREY S	04/26/2018	0	10										
					1923/714	NIEMEYER, GARRY R	12/26/2007	90,000	YES										
					1558/35	SECRETARY OF HUD	01/15/2004	0	1										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax										
Remove Cap	2025		Land Value 44,673	44,673	11%	4,914	Assessed	20,015	1,849.99										
Year Frozen	0		Improvements 137,281	137,281		15,101	Penalty	0											
Uncapped Value	0		Mobile Home 0	0		0	Exemption	0	0.00										
TIF Project ID	0		Total Value 181,954	181,954		20,015	Total Taxable	20,015	1,850.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660006065	SEXTON, CATHERINE			17	180,000	0	19,800	1,830.00										
2024	2024-660006065	SEXTON, CATHERINE			17	121,721	1000	12,389	1,145.00										
2023	2023-660006065	DUTY, JUSTIN W			17	144,042	1000	12,108	1,109.00										
2022	2022-660006065	DUTY, JUSTIN W			17	115,691	1000	11,726	1,085.00										
2021	2021-660006065	DUTY, JUSTIN W			17	113,600	1000	11,496	1,015.00										
2020	2020-660006065	DUTY, JUSTIN W			17	111,773	1000	11,295	1,034.00										
2019	2019-660006065	DUTY, JUSTIN W &			17	98,284	0	10,811	1,001.00										
2018	2018-660006065	ROUTE 66 BUILDERS LLC			17	102,262	0	11,249	1,039.00										
2017	2017-660006065	HAUGEN, JEFFREY S			17	101,427	0	11,157	1,025.00										
2016	2016-660006065	HAUGEN, JEFFREY S			17	98,822	0	10,870	1,020.00										
2015	2015-660006065	HAUGEN, JEFFREY S			17	96,461	0	10,611	957.00										
2014	2014-660006065	HAUGEN, JEFFREY S			17	97,255	0	10,415	966.00										
2013	2013-660006065	HAUGEN, JEFFREY S			17	92,673	0	9,919	908.00										



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Lot Data		Square-Foot - NBHD 1180 #1	
Lot Size			
Lot Count	1		
Units Buildable	10000		
Non-Ag Acres	0.0956		
Topography			
Street Access			
Utilities			
Amenities		0	
		0	
Method	Square-Foot		
Base Lot Value	4,163.00 x 4.15 = 17,276		
Factor Value			
Adjustments	2.5858		
Lot Value	44,673		



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Residential Data	
Type	1 Single Family Residence
Condition	3.5 - Average
Quality	2.5 - Fair
Architecture	R3 Res Nbhd 3
Style	100% One Story
Exterior Wall	40% Veneer, Masonry 60% Frame, Siding, Wood
Base/Total Area	1,166 / 1,166
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,166
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	424 Attached Garage - Unfinished 2 Stalls
Remodel	RMA -
Year/Eff Age	1983 / 17

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adjusted R	0.8445
Indicated Value	139,048 119.25 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	170,620 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	137,281
Lot Value	44,673
Indicated Value	181,954 156.05 Per SqFt
Agland Value	
Site Improvements	
Total Value	181,954 156.05 Total Value Per SqFt

Cost Approach Manual : 01/2025

Base Cost	108.12	Total Misc Impr	+	3,929
Roofing Adj	+ 4.80	Garage Cost	+	12,177
Subfloor Adj	+ -1.24	Total RCN	=	173,773
Heat/Cool Adj	+ 11.47	Depreciation (21%)	-	36,492
Plumbing Adj	+ 12.07	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	137,281
Adj Base Cost	= 135.22	Lot Value	+	44,673
Total Area	x 1,166	Indicated Value	=	181,954
Adjusted Cost	= 157,667	Value Per SqFt		156.05

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	14303		75	75	24.03		1,802
PATO	SLAB PORCH - OPEN	14304	22x10		220	9.67		2,127



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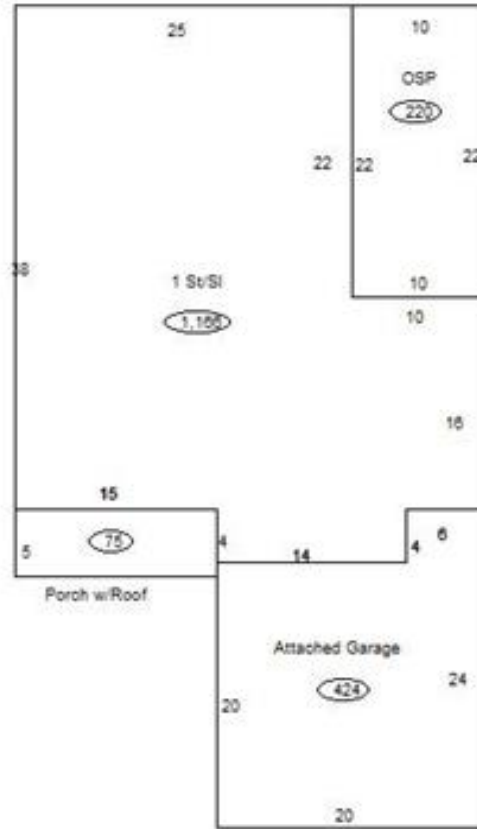
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Sketch Image

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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	1,166	1.000	1,166
2	G	1		13	Attached Garage	424	1.000	424
3	M	PRCH		13	SLBC	75	1.000	75
4	M	PATO		13	Open Slab	220	1.000	220
Total Building Area						1,166		1,166