



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	660006118				<p>\\tsclient\T\TOMMY DUNLAP\New folder (192)\IMG_0018.JPG 5/17/2023</p>									
Parcel ID	000000-00-0-10165-001-0003													
Cadastral ID	07-21-16-03020													
Property Type	REAL - Real Property													
Property Class	URP	VI Area	1											
Tax Area	17 - CLAREMORE OT													
Name ID	333076													
LIN, PING YU														
3108 W BERWICK CLAREMORE OK 74017-0000														
Parcel Location														
Situs	03108 W BERWICK													
Subdivision	HIGHLANDS THE II													
Lot/Block	0003 / 0001	Parcel Size	1 - Lots											
Sec/Twn/Rng	7 / 21 / 16 / 5													
Neighborhood	1180 - R-V01-SW CLAREMORE													
School District	S001 - CLAREMORE SCHOOLS													
Legal Description Lat/Long: 36.30958685 -95.65008669														
LOT 3 BLOCK 1 HIGHLANDS II														
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 colspan="5"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount										
Exemptions														
Code	Type	Active	Maximum	Exemption										
Sale History														
Bk/Pg	Grantor	Date	Price	Code										
/	FARSTEAD, SAMUEL A & CARMEN E	12/16/2020	228,000	YES										
1123/218	ETHERIDGE, RONALD J &	07/23/1998	123,000	Yes										
957/228	RILEY, EDWARD H	05/19/1994	119,000	Yes										
824/430			12,000	No										
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax						
Remove Cap	2021	Land Value	61,933	58,237	11%	6,406	Assessed	25,972 2,400.59						
Year Frozen	0	Improvements	177,869	177,869		19,566	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0 0.00						
TIF Project ID	0	Total Value	239,802	236,106		25,972	Total Taxable	25,972 2,401.00						
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660006118	LIN, PING YU	17	236,213	0	24,735	2,286.00							
2024	2024-660006118	LIN, PING YU	17	233,067	0	23,557	2,177.00							
2023	2023-660006118	LIN, PING YU	17	214,468	0	22,435	2,055.00							
2022	2022-660006118	LIN, PING YU	17	194,247	0	21,367	1,978.00							
2021	2021-660006118	LIN, PING YU	17	191,148	0	21,026	1,857.00							
2020	2020-660006118	FARSTEAD, SAMUEL A & CARMEN E	17	189,878	0	20,795	1,904.00							
2019	2019-660006118	FARSTEAD, SAMUEL A & CARMEN E	17	180,047	0	19,805	1,834.00							
2018	2018-660006118	FARSTEAD, SAMUEL A & CARMEN E	17	187,019	0	20,572	1,901.00							
2017	2017-660006118	FARSTEAD, SAMUEL A & CARMEN E	17	185,442	0	20,399	1,873.00							
2016	2016-660006118	FARSTEAD, SAMUEL A & CARMEN E	17	180,518	0	19,789	1,857.00							
2015	2015-660006118	FARSTEAD, SAMUEL A & CARMEN E	17	171,334	0	18,847	1,700.00							
2014	2014-660006118	FARSTEAD, SAMUEL A & CARMEN E	17	174,565	0	18,911	1,754.00							
2013	2013-660006118	FARSTEAD, SAMUEL A & CARMEN E	17	163,733	0	18,011	1,648.00							



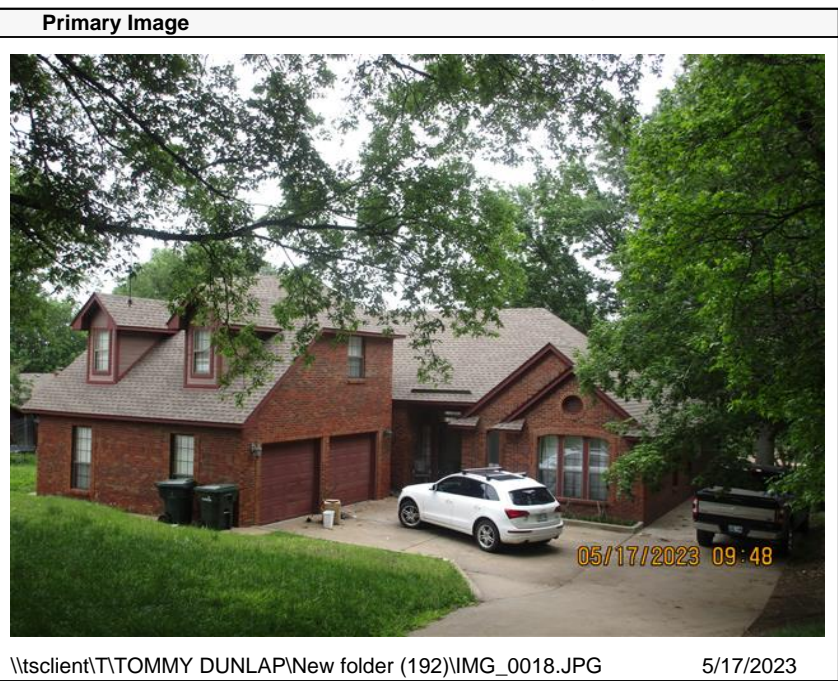
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Lot Data		Square-Foot - NBHD 1180 #1	
Lot Size			
Lot Count	1		
Units Buildable	25000		
Non-Ag Acres	0.3115		
Topography			
Street Access			
Utilities			
Amenities		0	
		0	
Method	Square-Foot		
Base Lot Value	13,567.00 x 4.15 = 56,303		
Factor Value			
Adjustments	1.1000		
Lot Value	61,933		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	R3 Res Nbhd 3
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,510 / 1,910
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,510
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.5 /
Basement Area	
Garage Type	528 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1990 / 27

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	224,598 117.59 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	258,780 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	177,869
Lot Value	61,933
Indicated Value	239,802 125.55 Per SqFt
Agland Value	
Site Improvements	
Total Value	239,802 125.55 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	100.40	Total Misc Impr	+ 6,179
Roofing Adj	+ 3.92	Garage Cost	+ 16,627
Subfloor Adj	+ -1.83	Total RCN	= 262,244
Heat/Cool Adj	+ 12.64	Depreciation (34%)	- 89,163
Plumbing Adj	+ 10.23	Lump Sums	+ 4,788
Basement Adj	+ 0.00	RCNLD	= 177,869
Adj Base Cost	= 125.36	Lot Value	+ 61,933
Total Area	x 1,910	Indicated Value	= 239,802
Adjusted Cost	= 239,438	Value Per SqFt	125.55

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	14585	7x3		21	26.86		564
WODO	WOOD DECK - OPEN	123768	280		280	18.00	5%	4,788



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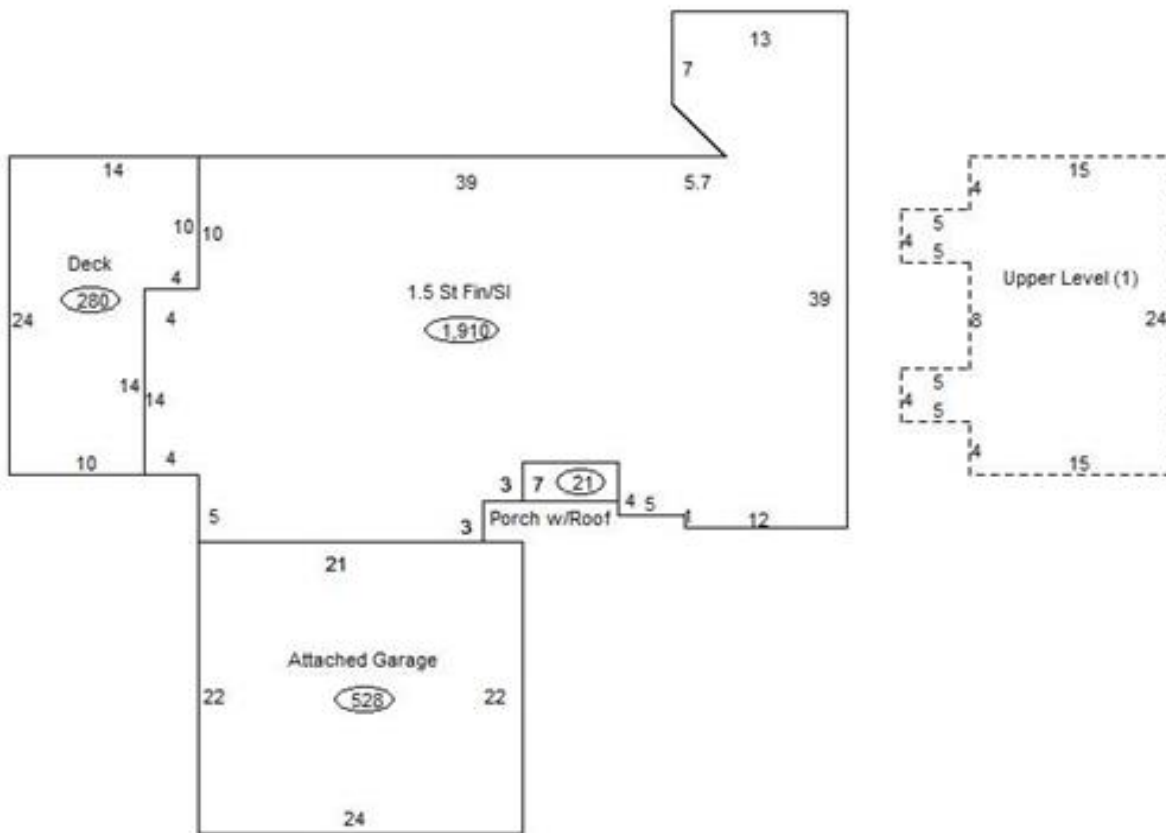
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Sketch Image

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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	1,510	1.265	1,910
2	G	1		13	Attached Garage	528	1.000	528
3	M	PRCH		13	SLBC	21	1.000	21
4	U	^UL		13	Upper Level (1)	400	1.000	400
5	M	WODO		13	WODO	280	1.000	280
Total Building Area						1,510		1,910