



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 660006132 Parcel ID 000000-00-0-10165-002-0005 Cadastral ID 07-21-16-03150 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 343079 EDWARDS, TARA & AMY JONES & MACEE EDWARDS 2916 W BERWICK ST CLAREMORE OK 74017-0000 Parcel Location Situs 02916 W BERWICK Subdivision HIGHLANDS THE II Lot/Block 0005 / 0002 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 (191)\IMG_0043.JPG 5/16/2023</p>																																																	
Legal Description Lat/Long: 36.30857471 -95.64853235																																																						
LOT 5 BLOCK 2 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> </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																																													
					/	TIAWAH HILLS STORAGE LLC	10/31/2023	276,000	YES																																													
					2691/841	LONGHORN CONSTRUCTION LLC	02/13/2018	0	4																																													
					2014/461	ROCK, DAVID A	03/26/2009	166,000	YES																																													
Parcel Valuation					<table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>92.430</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>2024</td> <td>Land Value 103,513</td> <td>103,513</td> <td>11%</td> <td>11,386</td> <td>Assessed</td> <td>30,906</td> <td>2,856.64</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements 177,454</td> <td>177,454</td> <td> </td> <td>19,520</td> <td>Penalty</td> <td>0</td> <td> </td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home 0</td> <td>0</td> <td> </td> <td>0</td> <td>Exemption</td> <td>0</td> <td>0.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 280,967</td> <td>280,967</td> <td> </td> <td>30,906</td> <td>Total Taxable</td> <td>30,906</td> <td>2,857.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax	Remove Cap	2024	Land Value 103,513	103,513	11%	11,386	Assessed	30,906	2,856.64	Year Frozen	0	Improvements 177,454	177,454		19,520	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00	TIF Project ID	0	Total Value 280,967	280,967		30,906	Total Taxable	30,906	2,857.00
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Assessment History																																																						
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-660006132	EDWARDS, TARA &	17	274,895	0	30,238	2,795.00																																															
2024	2024-660006132	EDWARDS, TARA &	17	276,067	0	30,367	2,807.00																																															
2023	2023-660006132	TIAWAH HILLS STORAGE LLC	17	200,025	0	20,758	1,901.00																																															
2022	2022-660006132	TIAWAH HILLS STORAGE LLC	17	179,718	0	19,769	1,830.00																																															
2021	2021-660006132	TIAWAH HILLS STORAGE LLC	17	192,760	0	21,204	1,872.00																																															
2020	2020-660006132	TIAWAH HILLS STORAGE LLC	17	189,513	0	20,846	1,909.00																																															
2019	2019-660006132	TIAWAH HILLS STORAGE LLC	17	181,634	0	19,980	1,851.00																																															
2018	2018-660006132	TIAWAH HILLS STORAGE LLC	17	189,058	0	20,796	1,922.00																																															
2017	2017-660006132	LONGHORN CONSTRUCTION LLC	17	187,468	0	20,621	1,894.00																																															
2016	2016-660006132	LONGHORN CONSTRUCTION LLC	17	182,280	0	20,051	1,882.00																																															
2015	2015-660006132	LONGHORN CONSTRUCTION LLC	17	177,570	0	19,533	1,762.00																																															
2014	2014-660006132	LONGHORN CONSTRUCTION LLC	17	179,023	0	19,479	1,806.00																																															
2013	2013-660006132	LONGHORN CONSTRUCTION LLC	17	168,650	0	18,552	1,698.00																																															



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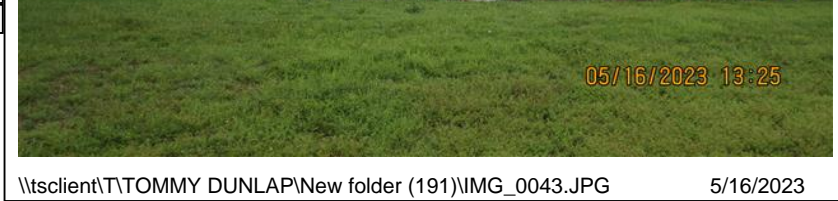
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Lot Data	Square-Foot - NBHD 1180 #1	Primary Image
Lot Size Lot Count 1 Units Buildable 25000 Non-Ag Acres 0.3181 Topography Street Access Utilities Amenities 0 Method Square-Foot Base Lot Value 13,857.00 x 4.15 = 57,507 Factor Value Adjustments 1.8000 Lot Value 103,513		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	R3 Res Nbhd 3
Style	100% Two Story
Exterior Wall	50% Veneer, Masonry 50% Frame, Siding, Vinyl
Base/Total Area	1,012 / 1,896
Style	100% Two Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,012
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 2.5 /
Basement Area	
Garage Type	642 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1987 / 29

Cost Approach		Manual : 01/2025	
Base Cost	96.96	Total Misc Impr	+ 17,161
Roofing Adj	+ 3.35	Garage Cost	+ 24,287
Subfloor Adj	+ -2.19	Total RCN	= 277,272
Heat/Cool Adj	+ 14.47	Depreciation (36%)	- 99,818
Plumbing Adj	+ 11.79	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 177,454
Adj Base Cost	= 124.38	Lot Value	+ 103,513
Total Area	x 1,896	Indicated Value	= 280,967
Adjusted Cost	= 235,824	Value Per SqFt	148.19



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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	253,862	133.89	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	276,940 Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	177,454		
Lot Value	103,513		
Indicated Value	280,967	148.19	Per SqFt
Agland Value			
Site Improvements			
Total Value	280,967	148.19	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	6,429.63	6,430
PRCH	SLAB PORCH - COVERED	3	204		204	28.78	5,871
PRCH	SLAB PORCH - COVERED	4	168		168	28.93	4,860



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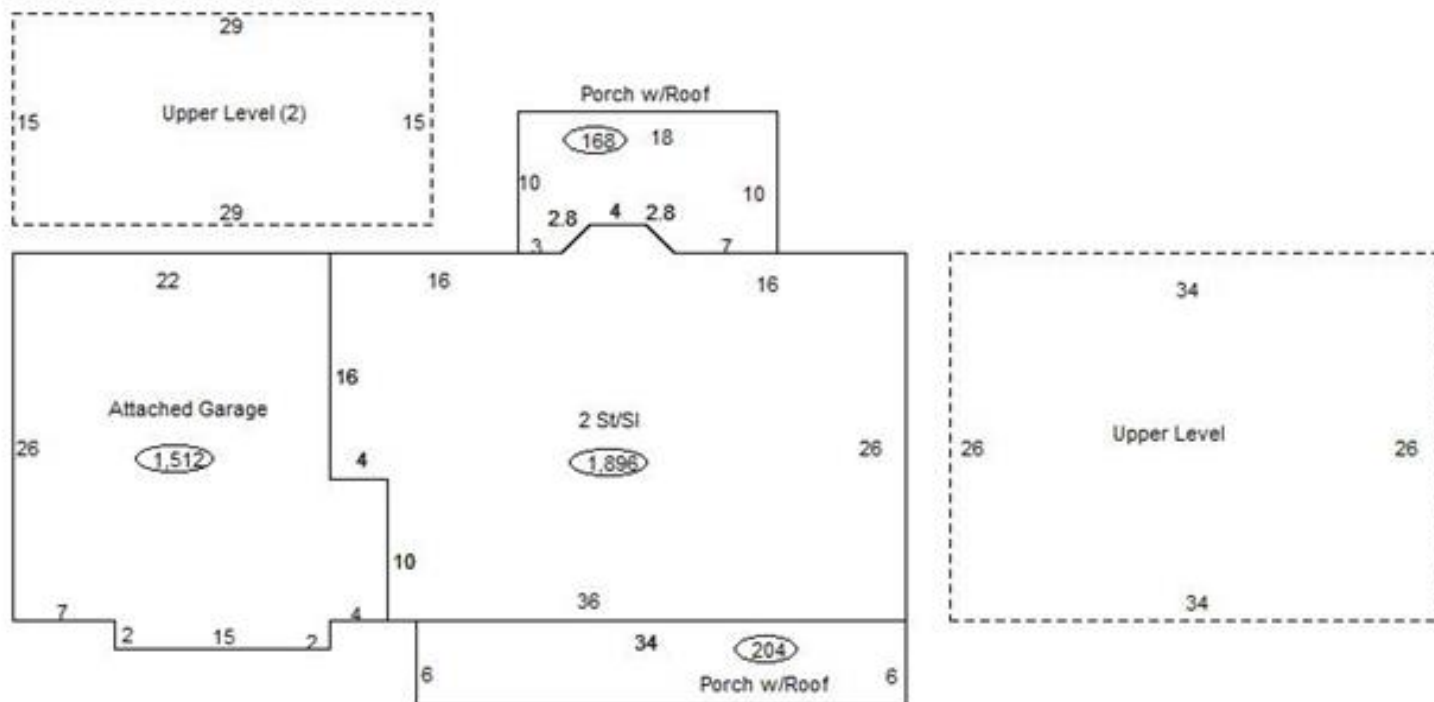
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	2	Slab	13	2 St/SI	1,012	1.874	1,896
2	G	1		13	Attached Garage	642	1.000	642
3	M	SLBC		13	SLBC	204	1.000	204
4	M	SLBC		13	SLBC	168	1.000	168
5	U	^UL	Overhang	13	Upper Level	884	1.000	884
6	U	^UL		13	Upper Level (2)	435	1.000	435
Total Building Area						1,012		1,896



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	0x0x0			
	Qual	2	Cond	Year	Eff Age	
Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD	
Base Cost (4.68 x)						