



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	660006134				<p>\\tsclient\T\TOMMY DUNLAP\New folder (192)\IMG_0001.JPG 5/18/2023</p>									
Parcel ID	000000-00-0-10170-001-0002													
Cadastral ID	07-21-16-03170													
Property Type	REAL - Real Property													
Property Class	URP	VI Area	1											
Tax Area	17 - CLAREMORE OT													
Name ID	312092													
GUERRERA, KAREN														
515 GLENCOE CIR CLAREMORE OK 74017-0000														
Parcel Location														
Situs	00515 GLENCOE CIR													
Subdivision	HIGHLANDS THE III													
Lot/Block	0002 / 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: 36.30876559 -95.64804116														
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										
LOT 2 BLOCK 1 HIGHLANDS III														
Exemptions														
Code	Type	Active	Maximum	Exemption	Sale History									
H	Homestead	No	1,000		Bk/Pg	Grantor	Date	Price	Code					
					2393/727	GUERRERA, JOHN P	04/07/2014	0	4					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax						
Remove Cap	0	Land Value	45,567	45,567	11%	5,012	Assessed	25,944	2,398.00					
Year Frozen	2005	Improvements	190,291	190,291		20,932	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00					
TIF Project ID	0	Total Value	235,858	235,858		25,944	Total Taxable	25,944	2,398.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660006134	GUERRERA, KAREN	17	229,277	0	24,883	2,300.00							
2024	2024-660006134	GUERRERA, KAREN	17	239,546	0	23,698	2,190.00							
2023	2023-660006134	GUERRERA, KAREN	17	247,787	0	22,569	2,067.00							
2022	2022-660006134	GUERRERA, KAREN	17	228,391	0	21,495	1,990.00							
2021	2021-660006134	GUERRERA, KAREN	17	219,589	0	20,471	1,808.00							
2020	2020-660006134	GUERRERA, KAREN	17	215,792	0	19,497	1,785.00							
2019	2019-660006134	GUERRERA, KAREN	17	206,627	0	18,569	1,720.00							
2018	2018-660006134	GUERRERA, KAREN	17	214,698	0	17,684	1,634.00							
2017	2017-660006134	GUERRERA, KAREN	17	212,837	0	16,842	1,547.00							
2016	2016-660006134	GUERRERA, KAREN	17	207,070	0	16,040	1,506.00							
2015	2015-660006134	GUERRERA, KAREN	17	200,887	0	15,276	1,378.00							
2014	2014-660006134	GUERRERA, KAREN	17	202,995	1000	13,549	1,256.00							
2013	2013-660006134	GUERRERA, JOHN P	17	190,354	1000	13,549	1,240.00							



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Lot Data		Square-Foot - NBHD 1180 #1	
Lot Size			
Lot Count	1		
Units Buildable	21500		
Non-Ag Acres	0.2521		
Topography			
Street Access			
Utilities			
Amenities		0	
		0	
Method	Square-Foot		
Base Lot Value	10,980.00 x 4.15 = 45,567		
Factor Value			
Adjustments	1.0000		
Lot Value	45,567		



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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	80% Veneer, Masonry 20% Frame, Siding, Vinyl
Base/Total Area	1,356 / 2,080
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,356
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.5 /
Basement Area	
Garage Type	572 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	237,889 114.37 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	270,690 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	190,291
Lot Value	45,567
Indicated Value	235,858 113.39 Per SqFt
Agland Value	
Site Improvements	
Total Value	235,858 113.39 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	95.78	Total Misc Impr	+ 25,564
Roofing Adj	+ 3.32	Garage Cost	+ 17,686
Subfloor Adj	+ -1.58	Total RCN	= 291,893
Heat/Cool Adj	+ 12.64	Depreciation (36%)	- 105,081
Plumbing Adj	+ 9.38	Lump Sums	+ 3,479
Basement Adj	+ 0.00	RCNLD	= 190,291
Adj Base Cost	= 119.54	Lot Value	+ 45,567
Total Area	x 2,080	Indicated Value	= 235,858
Adjusted Cost	= 248,643	Value Per SqFt	113.39

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
EPSW	ENCLOSED PORCH - SOLID WALL	14652	15x15		225	68.95		15,514
PRCH	SLAB PORCH - COVERED	14654	28x6		168	26.40		4,435
WODO	WOOD DECK - OPEN	14656	15x13		195	22.30	20%	3,479

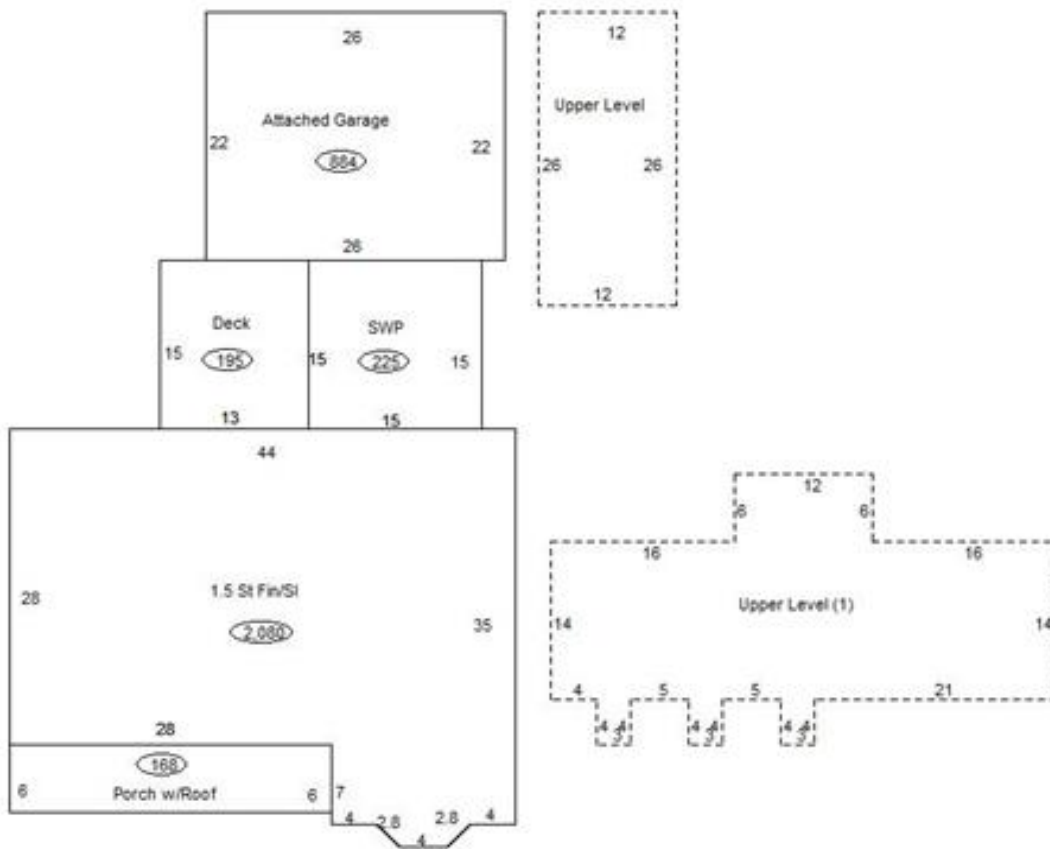


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Sketch Image

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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/SI	1,356	1.534	2,080
2	M	EPSW		13	EPSW	225	1.000	225
3	G	1		13	Attached Garage	572	1.000	572
4	M	PRCH		13	SLBC	168	1.000	168
5	U	^UL	Overhang	13	Upper Level	312	1.000	312
6	M	WODO		13	WODO	195	1.000	195
7	U	^UL		13	Upper Level (1)	724	1.000	724
Total Building Area						1,356		2,080



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF Qual	STG FAIR Cond	0x0x0 Year		Eff Age	
Valuation Summary			Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
Base Cost (4.68 x)						