



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 660006153 Parcel ID 000000-00-0-10170-002-0005 Cadastral ID 07-21-16-03360 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 213794 CHRISTIE, JAMES CLARK 2929 BERWICK CLAREMORE OK 74017-0000 Parcel Location Situs 02929 W BERWICK Subdivision HIGHLANDS THE III 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_0031.JPG 5/16/2023</p>														
Legal Description Lat/Long: 36.30878553 -95.64629448																			
LOT 5 BLOCK 2 HIGHLANDS III					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" style="height: 100px;"> </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	Yes	1,000	1,000															
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax										
Remove Cap	0		Land Value 49,169	30,558	11%	3,361	Assessed	19,913	1,840.56										
Year Frozen	0		Improvements 159,307	150,473		16,552	Penalty	0											
Uncapped Value	0		Mobile Home 0	0		0	Exemption	1,000	-93.00										
TIF Project ID	0		Total Value 208,476	181,031		19,913	Total Taxable	18,913	1,748.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660006153	CHRISTIE, JAMES CLARK			17	203,000	1000	18,333	1,695.00										
2024	2024-660006153	CHRISTIE, JAMES CLARK			17	203,370	1000	17,770	1,642.00										
2023	2023-660006153	CHRISTIE, JAMES CLARK			17	183,663	1000	17,224	1,578.00										
2022	2022-660006153	CHRISTIE, JAMES CLARK			17	160,845	1000	16,693	1,545.00										
2021	2021-660006153	CHRISTIE, JAMES CLARK			17	165,455	1000	17,200	1,519.00										
2020	2020-660006153	CHRISTIE, JAMES CLARK			17	166,276	1000	16,892	1,547.00										
2019	2019-660006153	CHRISTIE, JAMES CLARK			17	157,916	1000	16,371	1,516.00										
2018	2018-660006153	CHRISTIE, JAMES CLARK			17	162,502	1000	16,875	1,559.00										
2017	2017-660006153	CHRISTIE, JAMES CLARK			17	161,133	1000	16,725	1,536.00										
2016	2016-660006153	CHRISTIE, JAMES CLARK			17	156,822	1000	16,250	1,525.00										
2015	2015-660006153	CHRISTIE, JAMES CLARK			17	160,396	1000	16,644	1,501.00										
2014	2014-660006153	CHRISTIE, JAMES CLARK			17	163,277	1000	16,417	1,522.00										
2013	2013-660006153	CHRISTIE, JAMES CLARK			17	153,726	1000	15,910	1,456.00										



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Lot Data	Square-Foot - NBHD 1180 #1	Primary Image
Lot Size Lot Count 1 Units Buildable 21500 Non-Ag Acres 0.272 Topography Street Access Utilities Amenities 0 Method Square-Foot Base Lot Value 11,848.00 x 4.15 = 49,169 Factor Value Adjustments 1.0000 Lot Value 49,169		

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	50% Veneer, Masonry 50% Frame, Siding, Wood
Base/Total Area	1,132 / 1,880
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,132
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 2.5 /
Basement Area	
Garage Type	676 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1986 / 30



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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	231,436	123.10	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	255,020		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	90.46	Total Misc Impr	+	16,134			
Roofing Adj	+ 3.07	Garage Cost	+	20,327			
Subfloor Adj	+ -1.44	Total RCN	=	252,868			
Heat/Cool Adj	+ 12.64	Depreciation (37%)	-	93,561			
Plumbing Adj	+ 10.38	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	159,307			
Adj Base Cost	= 115.11	Lot Value	+	49,169			
Total Area	x 1,880	Indicated Value	=	208,476			
Adjusted Cost	= 216,407	Value Per SqFt		110.89			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	159,307		
Lot Value	49,169		
Indicated Value	208,476	110.89	Per SqFt
Agland Value			
Site Improvements			
Total Value	208,476	110.89	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	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	14747	10x7		70	26.71		1,870
PRCH	SLAB PORCH - COVERED	14748	34x8		272	26.08		7,094
PATO	SLAB PORCH - OPEN	14750	14x10		140	11.11		1,555



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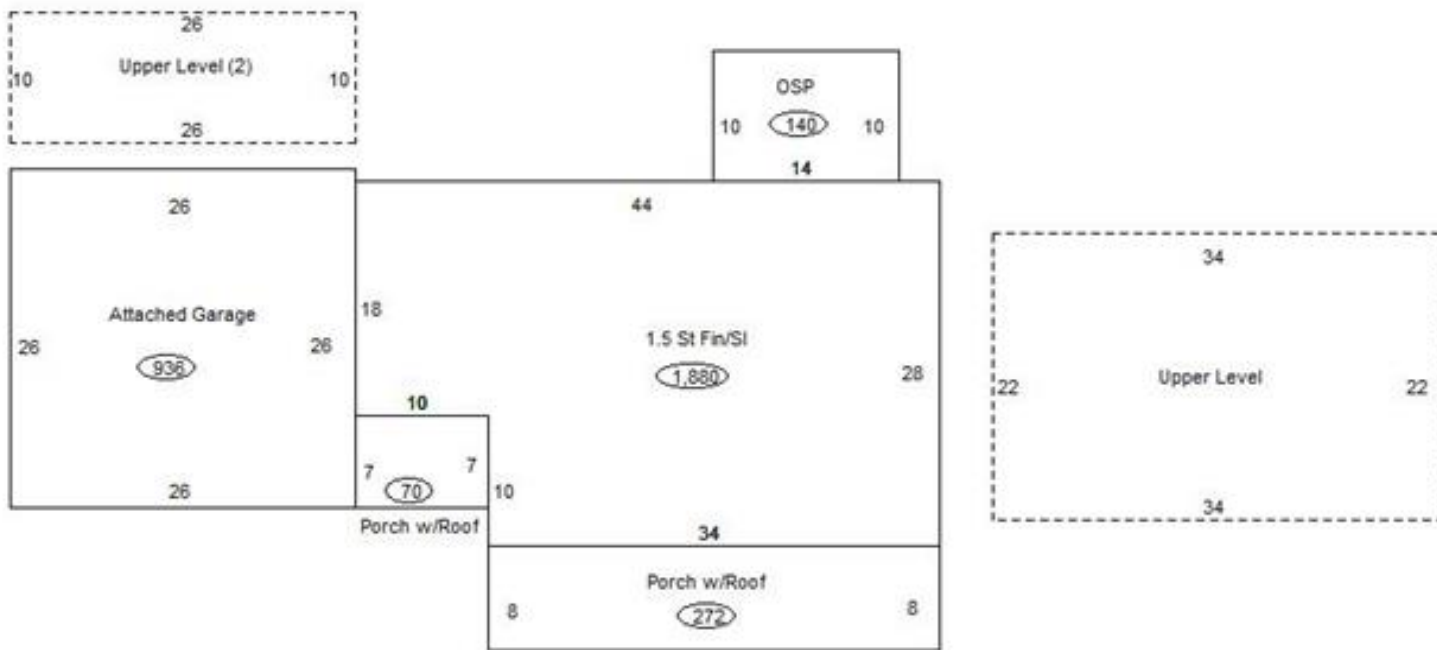
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Sketch Image

660006153



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	1,132	1.661	1,880
2	G	1		13	Attached Garage	676	1.000	676
3	M	PRCH		13	SLBC	70	1.000	70
4	M	PRCH		13	SLBC	272	1.000	272
5	U	^UL	Overhang	13	Upper Level	748	1.000	748
6	M	PATO		13	Open Slab	140	1.000	140
7	U	^UL		13	Upper Level (2)	260	1.000	260
Total Building Area						1,132		1,880