



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	660006154								
Parcel ID	000000-00-0-10170-002-0006								
Cadastral ID	07-21-16-03370								
Property Type	REAL - Real Property								
Property Class	URP	VI Area	1						
Tax Area	17 - CLAREMORE OT								
Name ID	322066								
SEEVER, CHERYL R									
PO BOX 832									
CLAREMORE	OK 74018-0000								
Parcel Location									
Situs	02927 W BERWICK								
Subdivision	HIGHLANDS THE III								
Lot/Block	0006 / 0002	Parcel Size	1 - Lots						
Sec/Twn/Rng	7 / 21 / 16 / 5								
Neighborhood	1180 - R-V01-SW CLAREMORE								
School District	S001 - CLAREMORE SCHOOLS								
Legal Description					\\tsclient\T\TOMMY DUNLAP\New folder (191)\IMG_0029.JPG 5/16/2023				
Legal Description	Lot/Long: 36.30855926 -95.64639080				Building Permits				
LOT 6 BLOCK 2 HIGHLANDS III					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	2649/863	CUTSINGER, JOEL BRADLEY	07/18/2017	143,500	YES
					2649/863	CUTSINGER, JOEL BRADLEY	07/18/2017	143,500	YES
					1875/37	SEC OF HUD	06/07/2007	0	YES
					1837/74	PHILLIPS, JANIE S	10/05/2006	0	10
					1489/363	BLACK-LITTLE, TWILA JEAN	06/18/2003	116,000	YES
					1008/717	GORDON, SANDRA L	11/22/1995	87,000	No
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax	
Remove Cap	2018	Land Value	49,767	46,916	11%	5,161	Assessed	18,851	1,742.40
Year Frozen	0	Improvements	124,456	124,456		13,690	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-92.00
TIF Project ID	0	Total Value	174,223	171,372		18,851	Total Taxable	17,851	1,650.00
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660006154	SEEVER, CHERYL R	17	173,994	1000	17,302	1,599.00		
2024	2024-660006154	SEEVER, CHERYL R	17	173,997	1000	16,768	1,550.00		
2023	2023-660006154	SEEVER, CHERYL R	17	172,981	1000	16,251	1,489.00		
2022	2022-660006154	SEEVER, CHERYL R	17	154,813	1000	15,749	1,458.00		
2021	2021-660006154	SEEVER, CHERYL R	17	150,353	1000	15,261	1,348.00		
2020	2020-660006154	SEEVER, CHERYL R	17	148,014	1000	14,788	1,354.00		
2019	2019-660006154	SEEVER, CHERYL R	17	139,345	1000	14,328	1,327.00		
2018	2018-660006154	SEEVER, CHERYL R	17	144,625	1000	14,909	1,378.00		
2017	2017-660006154	SEEVER, CHERYL R	17	135,180	0	14,870	1,366.00		
2016	2016-660006154	CUTSINGER, JOEL BRADLEY	17	131,689	0	14,486	1,360.00		
2015	2015-660006154	CUTSINGER, JOEL BRADLEY	17	129,427	0	14,237	1,284.00		
2014	2014-660006154	CUTSINGER, JOEL BRADLEY	17	130,491	0	14,134	1,311.00		
2013	2013-660006154	CUTSINGER, JOEL BRADLEY	17	122,895	0	13,461	1,232.00		




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Lot Data	Square-Foot - NBHD 1180 #1	Primary Image
Lot Size Lot Count 1 Units Buildable 21500 Non-Ag Acres 0.2753 Topography Street Access Utilities Amenities 0 Method Square-Foot Base Lot Value 11,992.00 x 4.15 = 49,767 Factor Value Adjustments 1.0000 Lot Value 49,767		 <p>\\tsclient\T\TOMMY DUNLAP\New folder (191)\IMG_0029.JPG 5/16/2023</p>

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	R3 Res Nbhd 3
Style	100% 1 1/2 Story Finished
Exterior Wall	15% Veneer, Masonry 85% Frame, Siding, Vinyl
Base/Total Area	1,088 / 1,592
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,088
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	462 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1989 / 28

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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	174,691	109.73	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	214,670		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	89.08	Total Misc Impr	+	6,062			
Roofing Adj	+ 3.36	Garage Cost	+	12,931			
Subfloor Adj	+ -0.88	Total RCN	=	200,736			
Heat/Cool Adj	+ 11.47	Depreciation (38%)	-	76,280			
Plumbing Adj	+ 11.13	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	124,456			
Adj Base Cost	= 114.16	Lot Value	+	49,767			
Total Area	x 1,592	Indicated Value	=	174,223			
Adjusted Cost	= 181,743	Value Per SqFt		109.44			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	124,456		
Lot Value	49,767		
Indicated Value	174,223	109.44	Per SqFt
Agland Value			
Site Improvements			
Total Value	174,223	109.44	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	5,095.98		5,096
PRCH	SLAB PORCH - COVERED	14754	8x5		40	24.14		966
WODO	WOOD DECK - OPEN	14755	11x9		99	25.68	100%	



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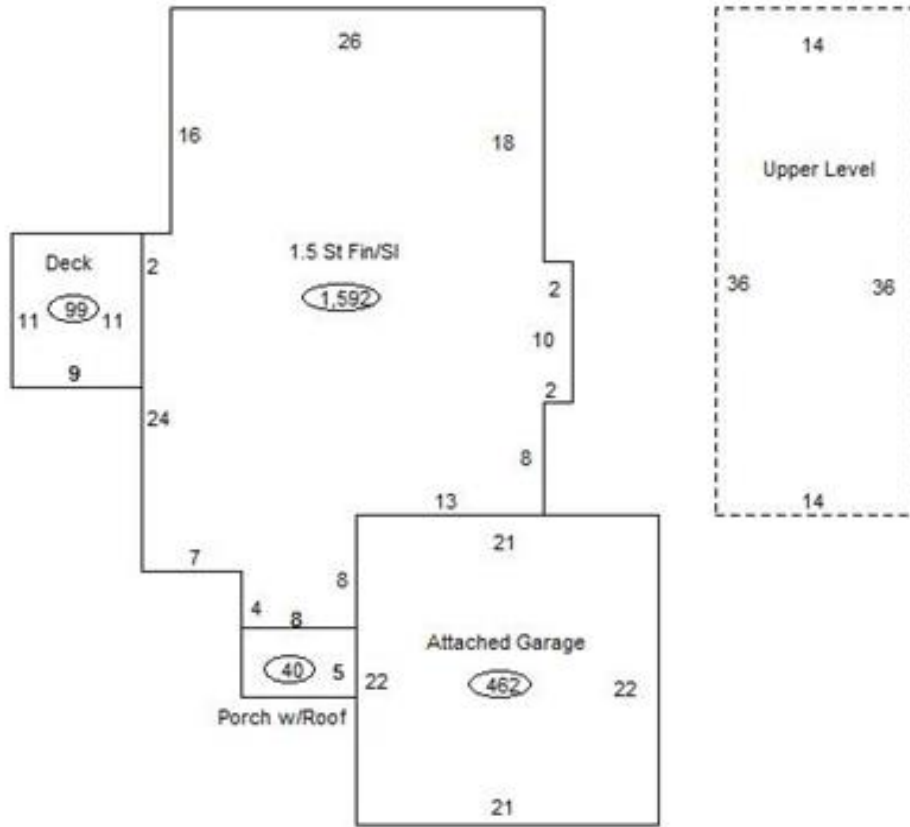
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Sketch Image

660006154



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	1,088	1.463	1,592
2	G	1		13	Attached Garage	462	1.000	462
3	M	PRCH		13	SLBC	40	1.000	40
4	M	WODO		13	WODO	99	1.000	99
5	U	^UL	Overhang	13	Upper Level	504	1.000	504
Total Building Area						1,088		1,592