



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
Time 04:03:12  
Page 1

Assessment Data					Primary Image				
Account	660006241								
Parcel ID	000000-00-0-10475-018-0001								
Cadastral ID	07-21-16-05760								
Property Type	REAL - Real Property								
Property Class	URP	VI Area	1						
Tax Area	17 - CLAREMORE OT								
Name ID	280495								
BAZAR, MONICA SHEA									
617 ROSEWOOD CT CLAREMORE OK 74017-0000									
Parcel Location									
Situs	00617 ROSEWOOD CT								
Subdivision	WESTWOOD ESTATES II								
Lot/Block	0001 / 0018	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: 36.30815149 -95.63910680									
Building Permits									
LOT 1 BLOCK 18 WESTWOOD ESTATES II									
Exemptions									
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
H	Homestead	Yes	1,000	1,000	1398/674	HERNANDEZ, DIOSDADO &	07/11/2002	91,500	YES
					909/624	JERNIGAN, DENNIS	03/25/1993	69,500	Yes
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax	
Remove Cap	2003	Land Value	52,481	26,173	11%	2,879	Assessed	13,420	1,240.41
Year Frozen	0	Improvements	116,004	95,827		10,541	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-92.00
TIF Project ID	0	Total Value	168,485	122,000		13,420	Total Taxable	12,420	1,148.00
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660006241	BAZAR, MONICA SHEA	17	164,974	1000	12,029	1,112.00		
2024	2024-660006241	BAZAR, MONICA SHEA	17	161,941	1000	11,650	1,077.00		
2023	2023-660006241	BAZAR, MONICA SHEA	17	138,651	1000	11,282	1,033.00		
2022	2022-660006241	BAZAR, MONICA SHEA	17	108,398	1000	10,924	1,011.00		
2021	2021-660006241	BAZAR, MONICA SHEA	17	115,050	1000	11,656	1,029.00		
2020	2020-660006241	BAZAR, MONICA SHEA	17	116,087	1000	11,562	1,059.00		
2019	2019-660006241	BAZAR, MONICA SHEA	17	110,871	1000	11,196	1,037.00		
2018	2018-660006241	BAZAR, MONICA SHEA	17	119,858	1000	11,622	1,074.00		
2017	2017-660006241	BAZAR, MONICA SHEA	17	118,776	1000	11,254	1,034.00		
2016	2016-660006241	BAZAR, MONICA SHEA	17	115,957	1000	10,898	1,023.00		
2015	2015-660006241	BAZAR, MONICA SHEA	17	105,010	1000	10,551	952.00		
2014	2014-660006241	BAZAR, MONICA SHEA	17	108,337	1000	10,494	973.00		
2013	2013-660006241	BAZAR, MONICA SHEA	17	102,842	1000	10,160	930.00		



# Rogers

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Date 04/17/2026  
 Time 04:03:13  
 Page 2

Lot Data		Square-Foot - NBHD 1180 #1	
Lot Size			
Lot Count	1		
Units Buildable	18086		
Non-Ag Acres	0.2903		
Topography			
Street Access			
Utilities			
Amenities		0	
		0	
Method	Square-Foot		
Base Lot Value	12,646.00 x 4.15 = 52,481		
Factor Value			
Adjustments	1.0000		
Lot Value	52,481		



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-5-5\IMG\_0021. 5/5/2023

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	R3 Res Nbhd 3
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,488 / 1,488
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,488
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	550 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1975 / 38

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	170,041	114.27	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	190,680		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	99.92	Total Misc Impr	+	9,103			
Roofing Adj	+ 4.23	Garage Cost	+	14,784			
Subfloor Adj	+ -1.10	Total RCN	=	204,724			
Heat/Cool Adj	+ 11.47	Depreciation ( 47%)	-	96,220			
Plumbing Adj	+ 7.01	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	108,504			
Adj Base Cost	= 121.53	Lot Value	+	52,481			
Total Area	x 1,488	Indicated Value	=	160,985			
Adjusted Cost	= 180,837	Value Per SqFt		108.19			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	108,504		
Lot Value	52,481		
Indicated Value	160,985	108.19	Per SqFt
Agland Value			
Site Improvements	7,500		
Total Value	168,485	113.23	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	15095	24x4		96	23.97		2,301
PATO	SLAB PORCH - OPEN	15096	166		166	10.28		1,706



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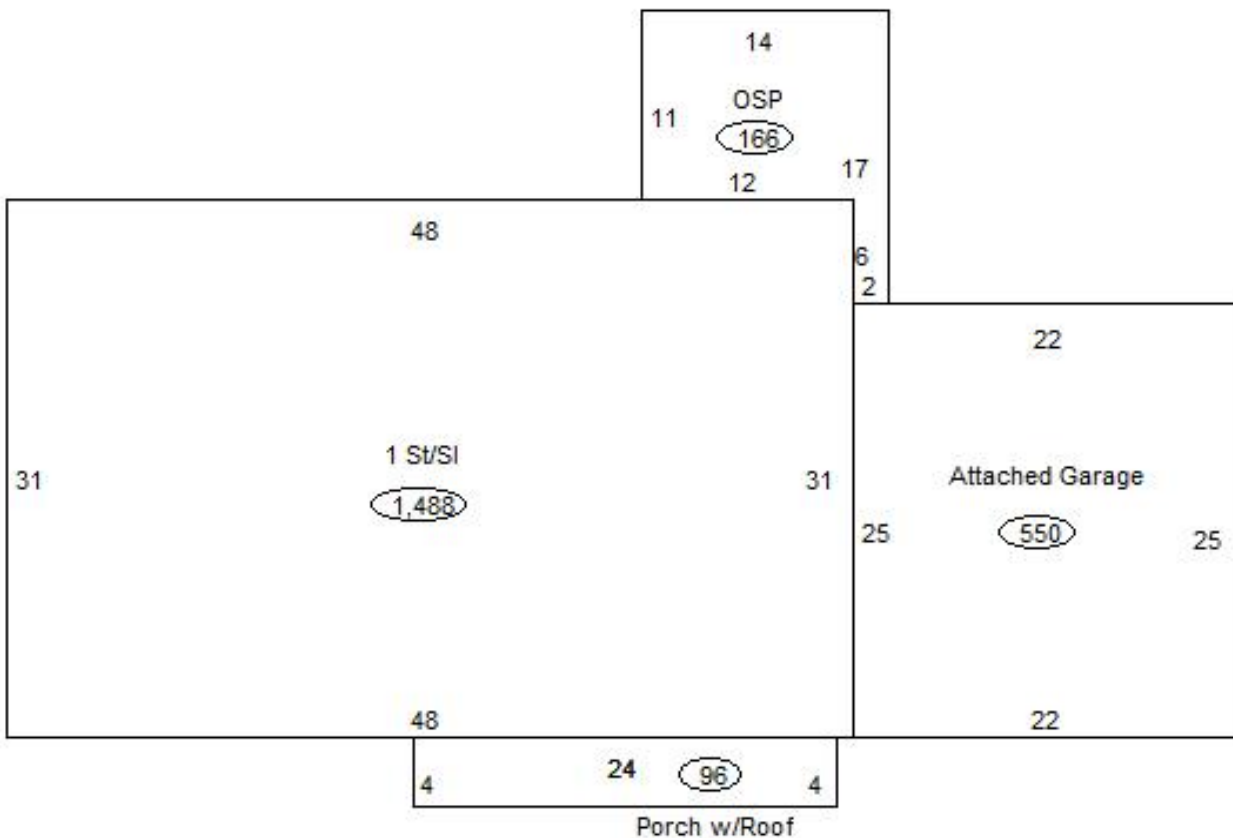
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Date 04/17/2026  
 Time 04:03:13  
 Page 3

### Sketch Image

660006241



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,488	1.000	1,488
2	G	1		13	Attached Garage	550	1.000	550
3	M	PRCH		13	SLBC	96	1.000	96
4	M	PATO		13	Open Slab	166	1.000	166
<b>Total Building Area</b>						1,488		1,488



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Date 04/17/2026  
Time 04:03:13  
Page 4

660006241

### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	SV	SWIM VINYL	0x0x0			1	
	Qual	Cond	Year	Eff Age			
		<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (70% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (25,000.00 x 1)	25,000		25,000	17,500	7,500