



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 660007671 Parcel ID 000000-00-0-10110-002-0018 Cadastral ID 08-21-16-07380 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 329195 SKEANS, RUTH 1435 W EVERGREEN LN CLAREMORE OK 74017-0000 Parcel Location Situs 01435 W EVERGREEN LN Subdivision EVERGREENS Lot/Block 0018 / 0002 Parcel Size 1 - Lots Sec/Twn/Rng 8 / 21 / 16 / 5 Neighborhood 1183 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS					<p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-5-18\IMG_003 5/18/2023</p>														
Legal Description Lat/Long: 36.32071768 -95.62278860																			
LOT 18 & LOT 18-A BLOCK 2 EVERGREENS					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										
H	Homestead	Yes	1,000	1,000	/	MAROUTOS, CHRIS & TONYA	10/23/2019	135,500	YES										
					/	CORLEY, OLETA J	04/17/2014	0	4										
					1531/269	BASLER, J D & ASSOCIATES--INC	10/06/2003	118,333	YES										
					1381/175	WATKINS, RONALD E	05/02/2002	160,000	11										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax										
Remove Cap	2020	Land Value	13,750	11,677	11%	1,284	Assessed	13,978	1,291.99										
Year Frozen	2020	Improvements	135,899	115,405		12,694	Penalty	0											
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-92.00										
TIF Project ID	0	Total Value	149,649	127,082		13,978	Total Taxable	12,978	1,200.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660007671	SKEANS, RUTH			17	131,556	1000	12,979	1,200.00										
2024	2024-660007671	SKEANS, RUTH			17	132,214	1000	12,979	1,200.00										
2023	2023-660007671	SKEANS, RUTH			17	143,372	1000	12,979	1,189.00										
2022	2022-660007671	SKEANS, RUTH			17	145,708	1000	12,979	1,201.00										
2021	2021-660007671	SKEANS, RUTH			17	135,294	1000	12,979	1,146.00										
2020	2020-660007671	SKEANS, RUTH			17	127,082	1000	12,979	1,188.00										
2019	2019-660007671	MAROUTOS, CHRIS & TONYA			17	113,910	1000	11,530	1,068.00										
2018	2018-660007671	CORLEY, ARTHUR V &			17	118,268	1000	12,009	1,110.00										
2017	2017-660007671	CORLEY, ARTHUR V &			17	117,109	1000	11,754	1,079.00										
2016	2016-660007671	CORLEY, ARTHUR V &			17	112,568	1000	11,382	1,068.00										
2015	2015-660007671	CORLEY, ARTHUR V &			17	109,310	1000	11,024	994.00										
2014	2014-660007671	CORLEY, ARTHUR V &			17	109,303	1000	10,797	1,001.00										
2013	2013-660007671	CORLEY, ARTHUR V &			17	104,125	1000	10,454	957.00										



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Lot Data		Square-Foot - NBHD 1183 #1	
Lot Size			
Lot Count	1		
Units Buildable	2930		
Non-Ag Acres	0.0631		
Topography			
Street Access			
Utilities			
Amenities	LOT SIZE ADJUSTMENT	0	
		0	
Method	Square-Foot		
Base Lot Value	2,750.00 x 5.00 = 13,750		
Factor Value			
Adjustments	1.0000		
Lot Value	13,750		



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Residential Data	
Type	3 Townhouse, End Unit
Condition	3 - Average
Quality	2.5 - Fair
Architecture	R3 Res Nbhd 3
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,222 / 1,222
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,222
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	2003 / 17

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	150,372	123.05	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	
Indicated Value	136,490 Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	106.39	Total Misc Impr	+ 3,560				
Roofing Adj	+ 0.00	Garage Cost	+ 0				
Subfloor Adj	+ -0.40	Total RCN	= 150,408				
Heat/Cool Adj	+ 0.00	Depreciation (25%)	- 37,602				
Plumbing Adj	+ 14.18	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 112,806				
Adj Base Cost	= 120.17	Lot Value	+ 13,750				
Total Area	x 1,222	Indicated Value	= 126,556				
Adjusted Cost	= 146,848	Value Per SqFt	103.56				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	112,806		
Lot Value	13,750		
Indicated Value	126,556	103.56	Per SqFt
Agland Value			
Site Improvements	23,093		
Total Value	149,649	122.46	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	18020	12x10		120	25.39		3,047
PRCH	SLAB PORCH - COVERED	18021	5x4		20	25.67		513



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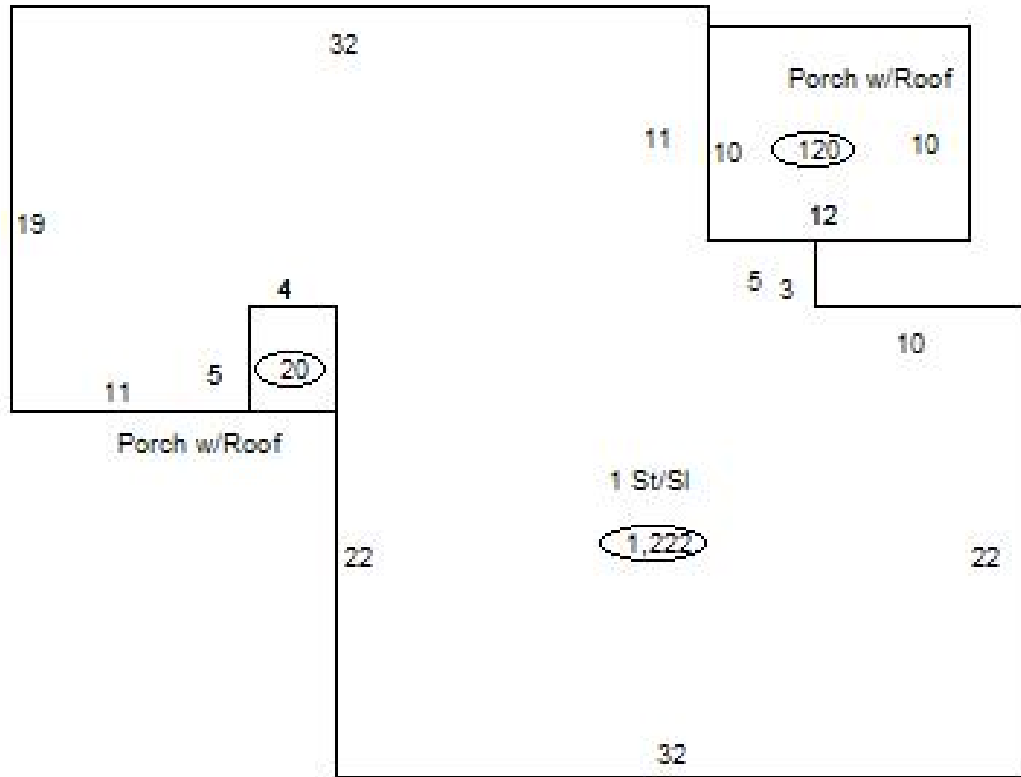
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,222	1.000	1,222
2	M	PRCH		13	SLBC	120	1.000	120
3	M	PRCH		13	SLBC	20	1.000	20
Total Building Area						1,222		1,222



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BNGP	Barn - General Purpose	30x40x0	Base		1,200
	Qual 3	Cond 3	Year 2016	Eff Age 8		

Valuation Summary	Modifier Total	RCN	Depr (15% Phys/ % Func)	RCNLD
Base Cost (22.64 x 1,200)	27,168	27,168	4,075	23,093