




# 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	660007695													
Parcel ID	000000-00-0-10490-001-0002													
Cadastral ID	08-21-16-07610													
Property Type	REAL - Real Property													
Property Class	URP	VI Area	1											
Tax Area	17 - CLAREMORE OT													
Name ID	58684													
PHILLIPS, ARLENE & LISA														
HANCOCK & LINDA ADAMS														
1306 W SCHOOL ST CLAREMORE OK 74017-0000														
Parcel Location														
Situs	01306 W SCHOOL ST													
Subdivision	WESTERN HEIGHTS													
Lot/Block	0002 / 0001	Parcel Size	1 - Lots											
Sec/Twn/Rng	8 / 21 / 16 / 5													
Neighborhood	1183 - R-V01-SW CLAREMORE													
School District	S001 - CLAREMORE SCHOOLS													
Legal Description														
Lat/Long: 36.32074178 -95.62639562														
LOT 2 BLOCK 1 WESTERN HEIGHTS														
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														
Code	Type	Active	Maximum	Exemption										
H	Homestead	Yes	1,000	1,000										
Sale History														
Bk/Pg	Grantor	Date	Price	Code										
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax						
Remove Cap	0	Land Value	43,120	31,392	11%	3,453	Assessed	11,774	1,088.27					
Year Frozen	0	Improvements	75,643	75,643		8,321	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-92.00					
TIF Project ID	0	Total Value	118,763	107,035		11,774	Total Taxable	10,774	996.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660007695	PHILLIPS, ARLENE & LISA	17	117,976	1000	10,431	964.00							
2024	2024-660007695	PHILLIPS, ARLENE & LISA	17	116,095	1000	10,098	933.00							
2023	2023-660007695	PHILLIPS, ARLENE & LISA	17	121,087	1000	9,775	895.00							
2022	2022-660007695	PHILLIPS, ARLENE & LISA	17	95,101	1000	9,461	876.00							
2021	2021-660007695	PHILLIPS, ARLENE & LISA	17	98,163	1000	9,578	846.00							
2020	2020-660007695	PHILLIPS, ARLENE & LISA	17	95,097	1000	9,270	849.00							
2019	2019-660007695	PHILLIPS, ARLENE & LISA	17	90,645	1000	8,971	831.00							
2018	2018-660007695	PHILLIPS, ARLENE & LISA	17	95,871	1000	9,446	873.00							
2017	2017-660007695	PHILLIPS, ARLENE & LISA	17	95,101	1000	9,142	840.00							
2016	2016-660007695	PHILLIPS, ARLENE & LISA	17	92,847	1000	8,847	830.00							
2015	2015-660007695	PHILLIPS, ARLENE & LISA	17	94,905	1000	8,560	772.00							
2014	2014-660007695	PHILLIPS, ARLENE & LISA	17	97,717	1000	8,281	768.00							
2013	2013-660007695	PHILLIPS, ARLENE & LISA	17	92,815	1000	8,011	733.00							



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Lot Data		Square-Foot - NBHD 1183 #1	
Lot Size			
Lot Count	1		
Units Buildable	10611		
Non-Ag Acres	0.198		
Topography			
Street Access			
Utilities			
Amenities	LOT SIZE ADJUSTMENT	0	0
Method	Square-Foot		
Base Lot Value	8,624.00 x 5.00 = 43,120		
Factor Value			
Adjustments	1.0000		
Lot Value	43,120		



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-5-22\IMG\_004I 5/22/2023

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	R3 Res Nbhd 3
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,326 / 1,326
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,326
Fixture/RghIn	7 /
Bed/F/H Bath	3 / 1.5 /
Basement Area	
Garage Type	360 Carport - Shed Roof 2 Stalls
Remodel	
Year/Eff Age	1968 / 44

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	113,245	85.40	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	157,630		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	97.70	Total Misc Impr	+ 3,777				
Roofing Adj	+ 3.99	Garage Cost	+ 3,892				
Subfloor Adj	+ 0.00	Total RCN	= 164,442				
Heat/Cool Adj	+ 10.30	Depreciation ( 54%)	- 88,799				
Plumbing Adj	+ 6.24	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 75,643				
Adj Base Cost	= 118.23	Lot Value	+ 43,120				
Total Area	x 1,326	Indicated Value	= 118,763				
Adjusted Cost	= 156,773	Value Per SqFt	89.56				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	75,643		
Lot Value	43,120		
Indicated Value	118,763	89.56	Per SqFt
Agland Value			
Site Improvements			
Total Value	118,763	89.56	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	18037	12x5		60	21.11		1,267
PRCH	SLAB PORCH - COVERED	18038	12x10		120	20.92		2,510



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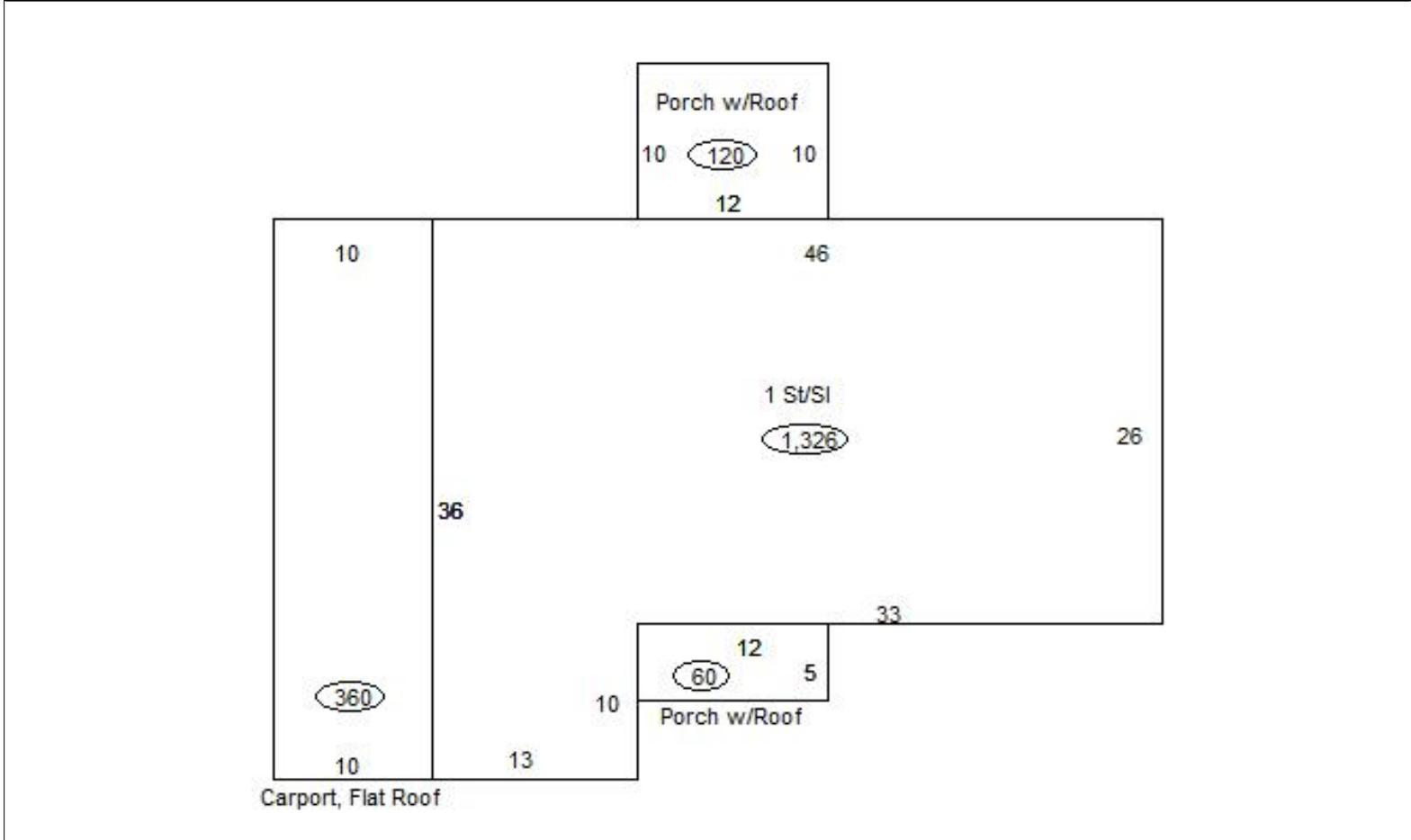
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### Sketch Image

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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/SI	1,326	1.000	1,326
2	M	PRCH		13	SLBC	60	1.000	60
3	M	PRCH		13	SLBC	120	1.000	120
4	G	4		13	Carport, Flat Roof	360	1.000	360
<b>Total Building Area</b>						1,326		1,326



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	0x0x0			
	Qual	2	Cond	Year	Eff Age	
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (0% Phys/ % Func)</b>	<b>RCNLD</b>	
Base Cost (4.68 x )						