



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																	
<b>Account</b> 660008961 <b>Parcel ID</b> 000000-00-0-10010-055-0003 <b>Cadastral ID</b> 09-21-16-04240 <b>Property Type</b> REAL - Real Property <b>Property Class</b> URP VI Area 1 <b>Tax Area</b> 17 - CLAREMORE OT <b>Name ID</b> 79934 BALDWIN, DARLINE I  511 N CHEROKEE CLAREMORE OK 74017-0000  <b>Parcel Location</b> <b>Situs</b> 00511 N CHEROKEE AVE <b>Subdivision</b> CLAREMORE O T <b>Lot/Block</b> 0003 / 0055 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 9 / 21 / 16 / 5 <b>Neighborhood</b> 1177 - R-V01-SW CLAREMORE <b>School District</b> S001 - CLAREMORE SCHOOLS					<p style="text-align: right; color: orange;">06/02/2023</p> <p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-6-2\IMG_0049. 6/2/2023</p>																																																	
<b>Legal Description</b> Lat/Long: 36.31590917 -95.61155867																																																						
N 50' LOT 3 BLOCK 55 CLAREMORE O T					<b>Building Permits</b> <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																																								
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<b>Exemptions</b>					<b>Sale History</b>																																																	
<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>	<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>																																													
H	Homestead	Yes	1,000	1,000																																																		
PD	Add-Homestead	Yes	1,000	1,000																																																		
<b>Parcel Valuation</b>					<table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>92.430</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>0</td> <td>Land Value 28,425</td> <td>14,026</td> <td>11%</td> <td>1,543</td> <td>Assessed</td> <td>8,198</td> <td>757.74</td> </tr> <tr> <td>Year Frozen</td> <td>2001</td> <td>Improvements 122,607</td> <td>60,500</td> <td> </td> <td>6,655</td> <td>Penalty</td> <td>0</td> <td> </td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home 0</td> <td>0</td> <td> </td> <td>0</td> <td>Exemption</td> <td>2,000</td> <td>-185.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 151,032</td> <td>74,526</td> <td> </td> <td>8,198</td> <td>Total Taxable</td> <td>6,198</td> <td>573.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax	Remove Cap	0	Land Value 28,425	14,026	11%	1,543	Assessed	8,198	757.74	Year Frozen	2001	Improvements 122,607	60,500		6,655	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	2,000	-185.00	TIF Project ID	0	Total Value 151,032	74,526		8,198	Total Taxable	6,198	573.00
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<b>Assessment History</b>																																																						
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-660008961	BALDWIN, DARLINE I	17	146,525	2000	6,197	573.00																																															
2024	2024-660008961	BALDWIN, DARLINE I	17	144,444	2000	6,197	573.00																																															
2023	2023-660008961	BALDWIN, DARLINE I	17	117,248	2000	6,099	559.00																																															
2022	2022-660008961	BALDWIN, DARLINE I	17	105,530	2000	6,099	565.00																																															
2021	2021-660008961	BALDWIN, DARLINE I	17	95,807	2000	6,099	539.00																																															
2020	2020-660008961	BALDWIN, DARLINE I	17	90,910	2000	6,099	558.00																																															
2019	2019-660008961	BALDWIN, DARLINE I	17	87,160	2000	6,099	565.00																																															
2018	2018-660008961	BALDWIN, DARLINE I	17	89,187	2000	6,099	564.00																																															
2017	2017-660008961	BALDWIN, DARLINE I	17	88,456	2000	6,099	560.00																																															
2016	2016-660008961	BALDWIN, DARLINE I	17	86,163	2000	6,099	572.00																																															
2015	2015-660008961	BALDWIN, DARLINE I	17	84,877	2000	6,099	550.00																																															
2014	2014-660008961	BALDWIN, DARLINE I	17	85,546	2000	6,099	566.00																																															
2013	2013-660008961	BALDWIN, DARLINE I	17	81,069	2000	6,099	558.00																																															



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Lot Data		Square-Foot - NBHD 1177 #1	
Lot Size			
Lot Count			
Units Buildable	9387		
Non-Ag Acres	0.1815		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		
Method	Square-Foot		
Base Lot Value	7,905.00 x 3.60 = 28,425		
Factor Value			
Adjustments			
Lot Value	28,425		



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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% Frame, Siding, Wood
Base/Total Area	612 / 612
Style	100% One Story
HVAC	100% Floor Furnace
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	4 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1950 / 57

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	31,839	52.02	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	80,160		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	110.41	Total Misc Impr	+ 1,267
Roofing Adj	+ 4.97	Garage Cost	+ 0
Subfloor Adj	+ 2.92	Total RCN	= 79,683
Heat/Cool Adj	+ 1.65	Depreciation ( 65%)	- 51,794
Plumbing Adj	+ 8.18	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 27,889
Adj Base Cost	= 128.13	Lot Value	+ 28,425
Total Area	x 612	Indicated Value	= 56,314
Adjusted Cost	= 78,416	Value Per SqFt	92.02

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	27,889		
Lot Value	28,425		
Indicated Value	56,314	92.02	Per SqFt
Agland Value			
Site Improvements			
Total Value	56,314	92.02	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	20900	10x6		60	21.11		1,267



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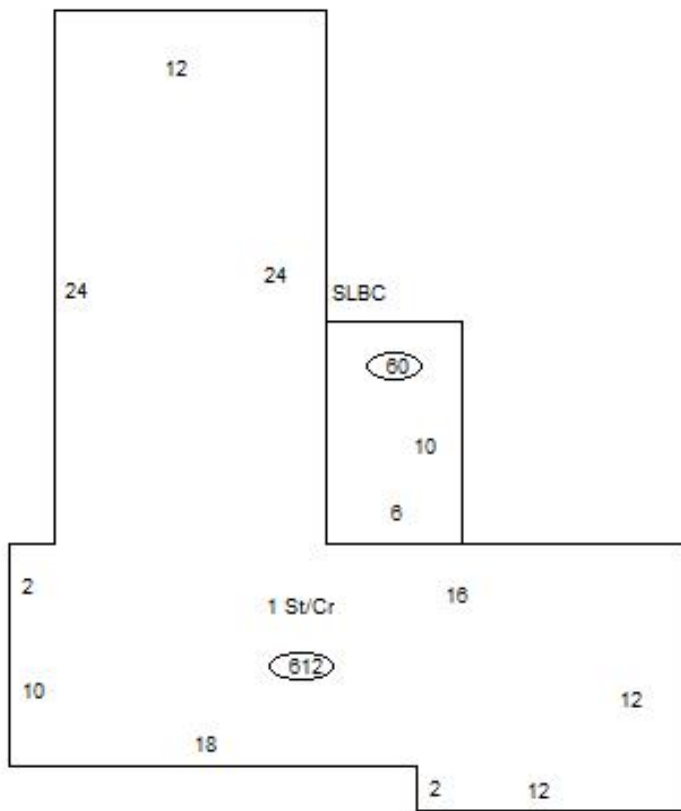
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Sketch Image

660008961



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	612	1.000	612
2	M	PRCH		10	SLBC	60	1.000	60
<b>Total Building Area</b>						612		612



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Lot Data		Primary Image						
Lot Size	-							
Lot Count								
Units Buildable	1							
Non-Ag Acres								
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY							
Method								
Base Lot Value								
Factor Value		<p>\\tsclient\C\Users\TS\Pictures\2015-05-19 05-19-2015\05-19-2015   5/20/2015</p>						
Adjustments		<b>GRM Approach</b>						
Lot Value		<p>GRM Code</p> <p>Gross Rent 0.00</p> <p>Indicated Value</p>						
<b>Residential Data</b>		<b>Multiple Regression</b>						
Type	1 Single Family Residence	<p>MRA Code 1 Test</p> <p>Adjusted R 0.8445</p> <p>Indicated Value 107,328 108.63 Per SqFt</p>						
Condition	3 - Average	<b>Direct Comparables</b>						
Quality	2 - Fair	<p>Selection Model A Adam Test</p> <p>Adjustment Model 1 2022 Residential</p> <p>Comparables</p> <p>Indicated Value</p>						
Architecture	R3 Res Nbhd 3	<b>Value Reconciliation</b>						
Style	100% One Story	<p>Selected Approach Cost Approach</p> <p>Improvements 93,819</p> <p>Lot Value</p> <p>Indicated Value 93,819 94.96 Per SqFt</p> <p>Agland Value</p> <p>Site Improvements 899</p> <p>Total Value 94,718 95.87 Total Value Per SqFt</p>						
Exterior Wall	100% Frame, Siding, Wood							
Base/Total Area	988 / 988							
Style	100% One Story							
HVAC	100% Warmed & Cooled Air							
Roof Cover	1 Composition Shingle							
Area on Slab	988							
Fixture/RghIn	4 /							
Bed/F/H Bath	2 / 1.0 /							
Basement Area								
Garage Type								
Remodel								
Year/Eff Age	2007 / 14							
<b>Cost Approach</b>		<b>Manual : 01/2025</b>						
Base Cost	94.62	Total Misc Impr	+ 1,545					
Roofing Adj	+ 4.24	Garage Cost	+ 0					
Subfloor Adj	+ 0.00	Total RCN	= 114,414					
Heat/Cool Adj	+ 10.30	Depreciation ( 18%)	- 20,595					
Plumbing Adj	+ 5.08	Lump Sums	+ 0					
Basement Adj	+ 0.00	RCNLD	= 93,819					
Adj Base Cost	= 114.24	Lot Value	+ 0					
Total Area	x 988	Indicated Value	= 93,819					
Adjusted Cost	= 112,869	Value Per SqFt	94.96					
<b>Miscellaneous Improvements</b>								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	20902	8x6		48	21.14		1,015
PRCH	SLAB PORCH - COVERED	20903	5x5		25	21.21		530



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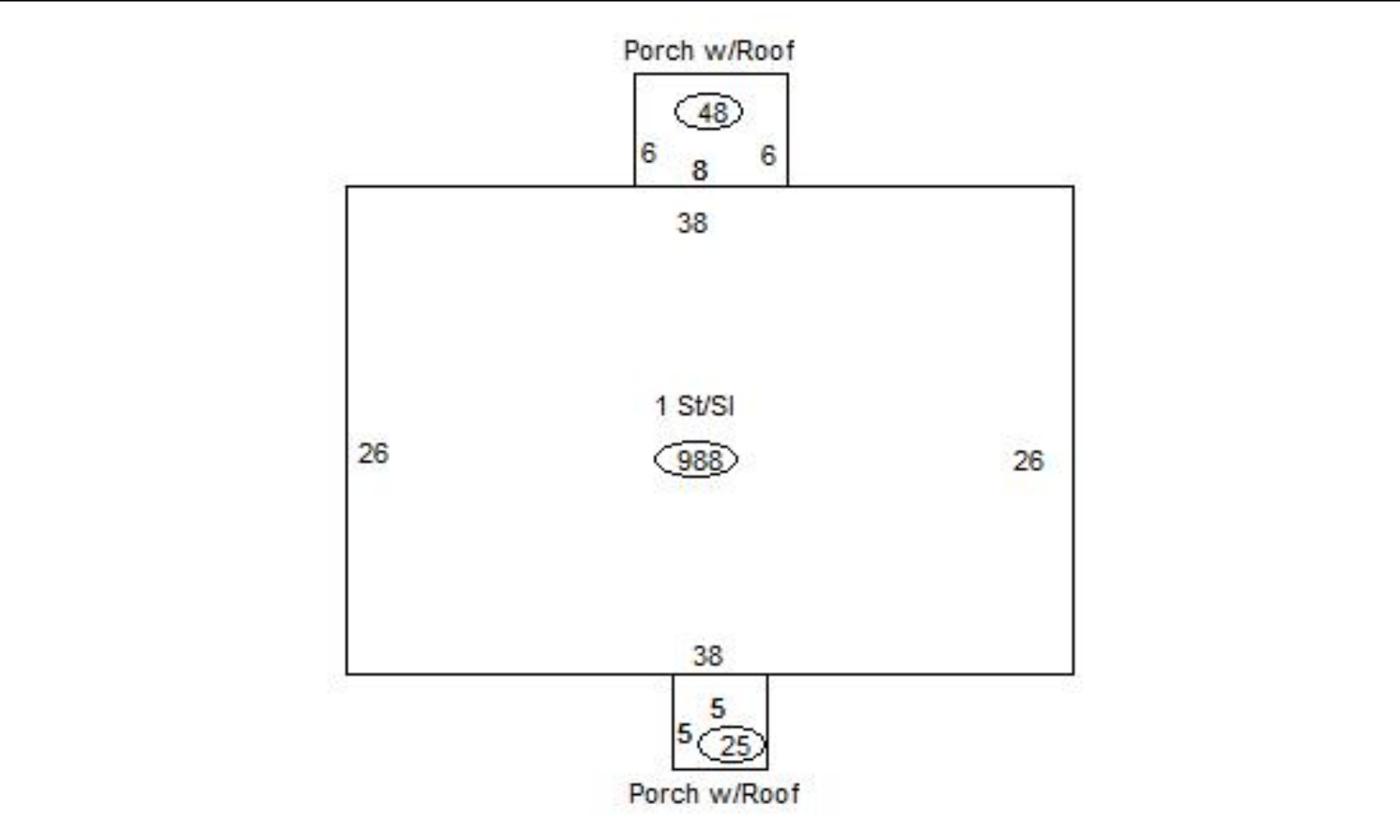
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Sketch Image

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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	988	1.000	988
2	M	PRCH		13	SLBC	48	1.000	48
3	M	PRCH		13	SLBC	25	1.000	25
<b>Total Building Area</b>						988		988



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	STF	STG FAIR	0x0x0				
	Qual	2	Cond	Year	2019	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 )						
	STF	STG FAIR	0x0x0				
	Qual	2	Cond	Year	2019	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 )						
	STGG	STG GOOD	8x12x0			96	
	Qual	3	Cond 3	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 (9.36 x 96)		899		899	899	