




# 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	660009100													
Parcel ID	000000-00-0-10010-073-0009													
Cadastral ID	09-21-16-05680													
Property Type	REAL - Real Property													
Property Class	URP	VI Area	1											
Tax Area	17 - CLAREMORE OT													
Name ID	295946													
KIRTON, JOHN R REVOCABLE TRUST														
418 E 5TH ST CLAREMORE OK 74017-0000														
Parcel Location														
Situs	00418 E 5TH ST N													
Subdivision	CLAREMORE O T													
Lot/Block	0009 / 0073	Parcel Size	1 - Lots											
Sec/Twn/Rng	9 / 21 / 16 / 5													
Neighborhood	1177 - R-V01-SW CLAREMORE													
School District	S001 - CLAREMORE SCHOOLS													
Legal Description Lat/Long: 36.31037967 -95.60425511														
W 76' LOT 8 & E 20' LOT 9 BLOCK 73 CLAREMORE O T														
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														
Code	Type	Active	Maximum	Exemption										
HV	Veteran	Yes	999,999	15,343										
Sale History														
Bk/Pg	Grantor	Date	Price	Code										
2676/113	KIRTON, JOHN	11/21/2017	0	4										
2676/85	KIRTON, JOHN &	08/05/2017	0	4										
1893/931	HAMILTON, MARGARET H TRUST	08/22/2007	135,000	YES										
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax						
Remove Cap	2008	Land Value	37,527	37,527	11%	4,128	Assessed	15,343	1,418.15					
Year Frozen	0	Improvements	103,028	101,956		11,215	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	15,343	-1,418.00					
TIF Project ID	0	Total Value	140,555	139,483		15,343	Total Taxable	0	0.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660009100	KIRTON, JOHN R	17	135,421	14896		.00							
2024	2024-660009100	KIRTON, JOHN R	17	137,963	15176		.00							
2023	2023-660009100	KIRTON, JOHN R	17	157,932	16901		.00							
2022	2022-660009100	KIRTON, JOHN R	17	149,172	16409		.00							
2021	2021-660009100	KIRTON, JOHN &	17	158,601	16720		.00							
2020	2020-660009100	KIRTON, JOHN &	17	150,613	16234		.00							
2019	2019-660009100	KIRTON, JOHN &	17	143,279	15761		.00							
2018	2018-660009100	KIRTON, JOHN &	17	145,951	16055		.00							
2017	2017-660009100	KIRTON, JOHN &	17	144,786	15911		.00							
2016	2016-660009100	KIRTON, JOHN &	17	141,098	15448		.00							
2015	2015-660009100	KIRTON, JOHN &	17	141,260	14998		.00							
2014	2014-660009100	KIRTON, JOHN &	17	143,780	14561		.00							
2013	2013-660009100	KIRTON, JOHN &	17	134,164	1000	13,137	1,202.00							



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Lot Data	Square-Foot - NBHD 1177 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> 13440 <b>Non-Ag Acres</b> 0.3275 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> LAND QUALITY  <b>Method</b> Square-Foot <b>Base Lot Value</b> 14,264.00 x 2.63 = 37,527 <b>Factor Value</b> <b>Adjustments</b> <b>Lot Value</b> 37,527		

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	2.5 - Fair
<b>Architecture</b>	R3 Res Nbhd 3
<b>Style</b>	100% 1 1/2 Story Finished
<b>Exterior Wall</b>	100% Frame, Siding, Wood
<b>Base/Total Area</b>	1,876 / 2,252
<b>Style</b>	100% 1 1/2 Story Finished
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	0
<b>Fixture/RghIn</b>	10 /
<b>Bed/F/H Bath</b>	3 / 2.5 /
<b>Basement Area</b>	
<b>Garage Type</b>	483 Attached Garage - Unfinished 1 Stalls
<b>Remodel</b>	
<b>Year/Eff Age</b>	1950 / 57



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GRM Approach	
<b>GRM Code</b>	
<b>Gross Rent</b>	0.00
<b>Indicated Value</b>	

Multiple Regression			
<b>MRA Code</b>	1	Test	
<b>Adusted R</b>	0.8445		
<b>Indicated Value</b>	183,120	81.31	Per SqFt

Direct Comparables	
<b>Selection Model</b>	A Adam Test
<b>Adjustment Model</b>	1 2022 Residential
<b>Comparables</b>	7
<b>Indicated Value</b>	229,760 Per SqFt

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	83.37	<b>Total Misc Impr</b>	+	21,119			
<b>Roofing Adj</b>	+ 3.60	<b>Garage Cost</b>	+	13,345			
<b>Subfloor Adj</b>	+ 0.94	<b>Total RCN</b>	=	271,127			
<b>Heat/Cool Adj</b>	+ 11.47	<b>Depreciation ( 62%)</b>	-	168,099			
<b>Plumbing Adj</b>	+ 5.71	<b>Lump Sums</b>	+	0			
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	=	103,028			
<b>Adj Base Cost</b>	= 105.09	<b>Lot Value</b>	+	37,527			
<b>Total Area</b>	x 2,252	<b>Indicated Value</b>	=	140,555			
<b>Adjusted Cost</b>	= 236,663	<b>Value Per SqFt</b>		62.41			

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	103,028		
<b>Lot Value</b>	37,527		
<b>Indicated Value</b>	140,555	62.41	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>			
<b>Total Value</b>	140,555	62.41	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
EPKS	ENCLOSED PORCH - KNEEWALL SCREEN	21245		250	250	25.88		6,470
EPSW	ENCLOSED PORCH - SOLID WALL	21246		17x9	153	62.44		9,553



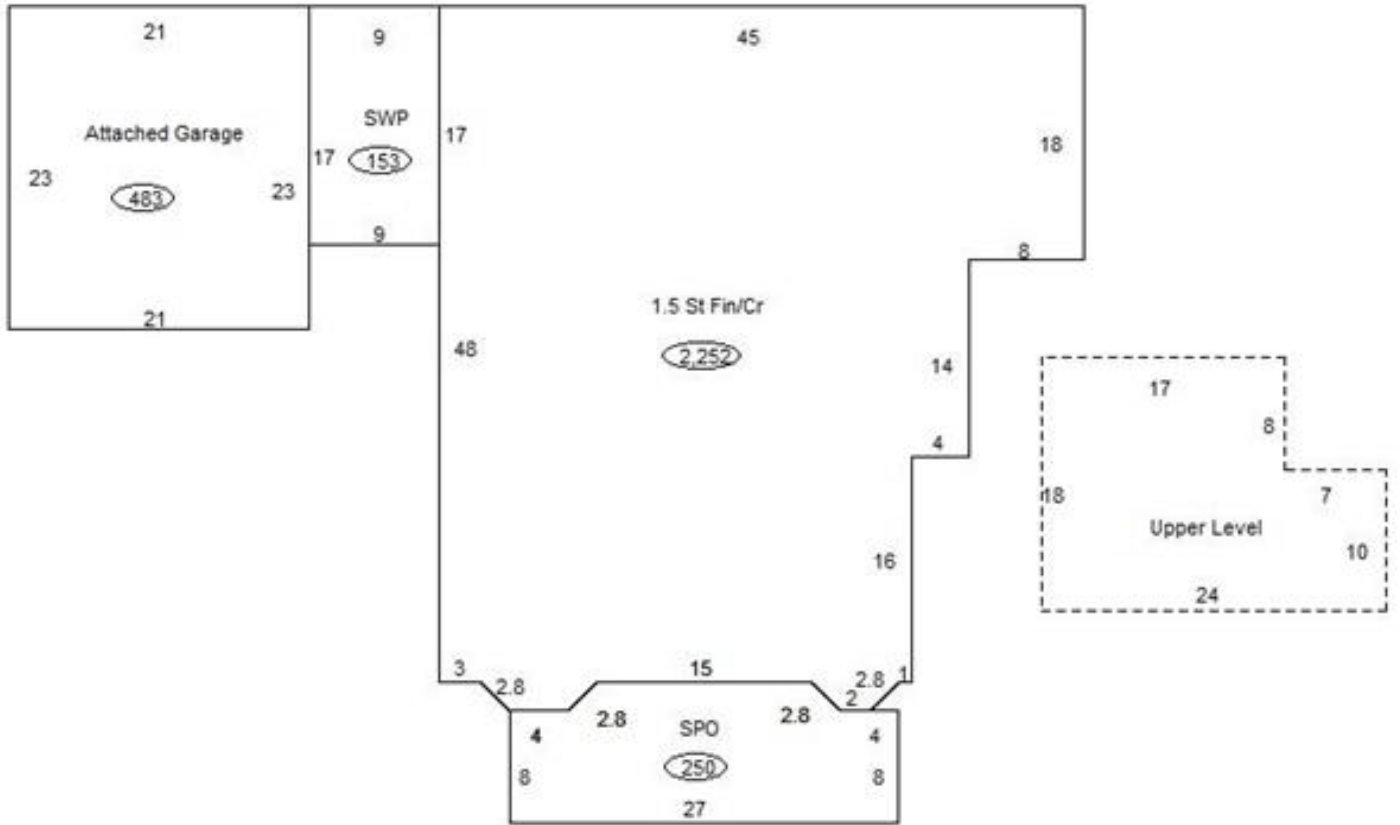
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Sketch Image

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**Sketch Vector Information**

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Crawl	13	1.5 St Fin/Cr	1,876	1.200	2,252
2	M	EPKS		13	Screen Porch	250	1.000	250
3	M	EPSW		13	EPSW	153	1.000	153
4	G	1		13	Attached Garage	483	1.000	483
5	U	^UL	Overhang	13	Upper Level	376	1.000	376
<b>Total Building Area</b>						1,876		2,252



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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 )					
	PCPT	Carport - Portable	0x0x0			
	Qual		Cond	Year	Eff Age	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (4.61 x )					