



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 07:28:28
Page 1

Assessment Data					Primary Image																																																	
Account 660009672 Parcel ID 000000-00-0-10010-171-0010 Cadastral ID 09-21-16-11510 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 305449 FORSBERG, MICHAEL A 400 E 12TH ST CLAREMORE OK 74017-6115 Parcel Location Situs 00400 E 12TH ST N Subdivision CLAREMORE O T Lot/Block 0010 / 0171 Parcel Size 1 - Lots Sec/Twn/Rng 9 / 21 / 16 / 5 Neighborhood 1177 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS					<p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-6-7\IMG_0022. 6/7/2023</p>																																																	
Legal Description Lot/Long: 36.31709482 -95.60087344																																																						
LOT 10 BLOCK 171 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																																								
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Exemptions					Sale History																																																	
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code																																													
H	Homestead	Yes	1,000	1,000	2191/306	SANDERS, FLOSSIE L	08/30/2011	108,000	YES																																													
					1965/724	GILLHAM, DEAN L & IMOGENE~&	07/11/2008	110,000	YES																																													
Parcel Valuation					<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 38,020</td> <td>36,600</td> <td>11%</td> <td>4,026</td> <td>Assessed</td> <td>15,569</td> <td>1,439.04</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements 107,730</td> <td>104,940</td> <td> </td> <td>11,543</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>1,000</td> <td>-92.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 145,750</td> <td>141,540</td> <td> </td> <td>15,569</td> <td>Total Taxable</td> <td>14,569</td> <td>1,347.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax	Remove Cap	0	Land Value 38,020	36,600	11%	4,026	Assessed	15,569	1,439.04	Year Frozen	0	Improvements 107,730	104,940		11,543	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	1,000	-92.00	TIF Project ID	0	Total Value 145,750	141,540		15,569	Total Taxable	14,569	1,347.00
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Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-660009672	FORSBERG, MICHAEL A	17	145,112	1000	14,116	1,305.00																																															
2024	2024-660009672	FORSBERG, MICHAEL A	17	156,066	1000	13,676	1,264.00																																															
2023	2023-660009672	FORSBERG, MICHAEL A	17	138,224	1000	13,248	1,214.00																																															
2022	2022-660009672	FORSBERG, MICHAEL A	17	127,622	1000	12,834	1,188.00																																															
2021	2021-660009672	FORSBERG, MICHAEL A	17	124,807	1000	12,430	1,098.00																																															
2020	2020-660009672	FORSBERG, MICHAEL A	17	120,608	1000	12,040	1,103.00																																															
2019	2019-660009672	FORSBERG, MICHAEL A	17	115,089	1000	11,660	1,080.00																																															
2018	2018-660009672	FORSBERG, MICHAEL A	17	124,135	1000	12,655	1,169.00																																															
2017	2017-660009672	FORSBERG, MICHAEL A	17	123,159	1000	12,547	1,152.00																																															
2016	2016-660009672	FORSBERG, MICHAEL A	17	120,184	1000	12,200	1,145.00																																															
2015	2015-660009672	FORSBERG, MICHAEL A	17	116,723	1000	11,816	1,066.00																																															
2014	2014-660009672	FORSBERG, MICHAEL A	17	120,624	1000	11,442	1,061.00																																															
2013	2013-660009672	FORSBERG, MICHAEL A	17	117,309	1000	11,080	1,014.00																																															




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Date 04/18/2026
Time 07:28:28
Page 2

Lot Data	Square-Foot - NBHD 1177 #1	Primary Image
Lot Size Lot Count Units Buildable 14730 Non-Ag Acres 0.3434 Topography Street Access Utilities Amenities LAND QUALITY Method Square-Foot Base Lot Value 14,958.00 x 2.54 = 38,020 Factor Value Adjustments Lot Value 38,020		 <p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-6-7\IMG_0022. 6/7/2023</p>

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, Stone
Base/Total Area	1,996 / 1,996
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	7 /
Bed/F/H Bath	2 / 1.5 /
Basement Area	
Garage Type	520 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1960 / 50

Cost Approach		Manual : 01/2025	
Base Cost	99.35	Total Misc Impr	+ 11,562
Roofing Adj	+ 3.83	Garage Cost	+ 12,033
Subfloor Adj	+ 2.19	Total RCN	= 262,756
Heat/Cool Adj	+ 10.30	Depreciation (59%)	- 155,026
Plumbing Adj	+ 4.15	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 107,730
Adj Base Cost	= 119.82	Lot Value	+ 38,020
Total Area	x 1,996	Indicated Value	= 145,750
Adjusted Cost	= 239,161	Value Per SqFt	73.02

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	153,880	77.09	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	213,550 Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	107,730		
Lot Value	38,020		
Indicated Value	145,750	73.02	Per SqFt
Agland Value			
Site Improvements			
Total Value	145,750	73.02	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	4,576.55		4,577
PRCH	SLAB PORCH - COVERED	22449	280		280	20.42		5,718
PRCH	SLAB PORCH - COVERED	22450	10x6		60	21.11		1,267
SHLT	STORM SHELTER							



Rogers

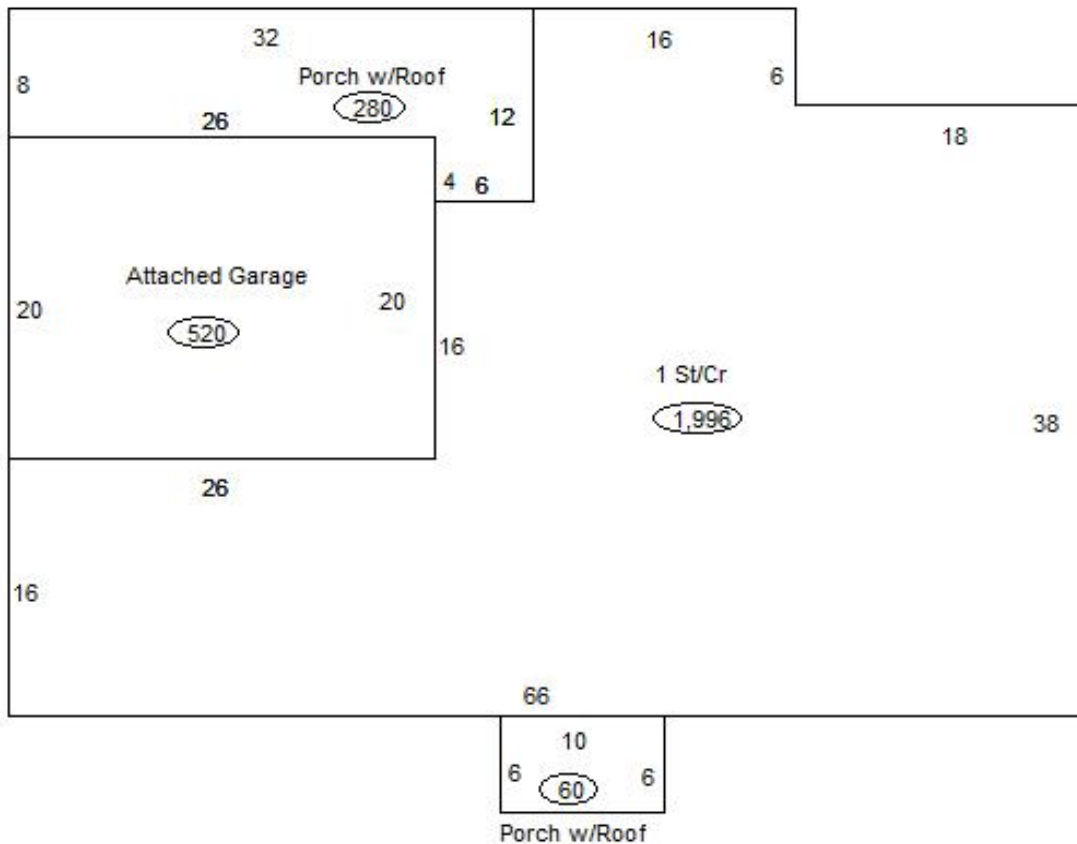
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Date 04/18/2026
Time 07:28:28
Page 3

Sketch Image

660009672



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	1,996	1.000	1,996
2	G	1		13	Attached Garage	520	1.000	520
3	M	PRCH		13	SLBC	280	1.000	280
4	M	PRCH		13	SLBC	60	1.000	60
Total Building Area						1,996		1,996



Rogers


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Date 04/18/2026
Time 07:28:28
Page 4

660009672

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	0x0x0			
	Qual	2	Cond	Year	Eff Age	2019
Valuation Summary		Modifier Total		RCN	Depr (32% Phys/ % Func)	RCNLD
Base Cost (4.68 x)						