



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	660010569								
Parcel ID	000000-00-0-10300-002-0013								
Cadastral ID	10-21-16-01170								
Property Type	REAL - Real Property								
Property Class	URP	VI Area	1						
Tax Area	17 - CLAREMORE OT								
Name ID	305999								
GOTCHER, PATRICK &									
CHERI									
1012 N FAULKNER PL CLAREMORE OK 74017-0000									
Parcel Location									
Situs	01012 N FAULKNER PL								
Subdivision	OAKWOOD III								
Lot/Block	0013 / 0002	Parcel Size	1 - Lots						
Sec/Twn/Rng	10 / 21 / 16 / 5								
Neighborhood	1182 - R-V01-SW CLAREMORE								
School District	S001 - CLAREMORE SCHOOLS								
Legal Description									
Lat/Long: 36.31642497 -95.58721197									
LOT 13 BLOCK 2 OAKWOOD III									
Building Permits									
Number	Description	Opened	Closed	Amount					
Exemptions									
Code	Type	Active	Maximum	Exemption					
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
2211/858	FRY, THOMAS L	12/05/2011	230,000	11					
1579/349	STEARNS, STEPHEN M &	04/15/2004	200,000	11					
869/711		12/20/1991	113,000	No					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax	
Remove Cap	0	Land Value	73,640	49,048	11%	5,395	Assessed	29,713	
Year Frozen	0	Improvements	243,776	221,072		24,318	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	
TIF Project ID	0	Total Value	317,416	270,120		29,713	Total Taxable	29,713	
2,746.00									
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660010569	GOTCHER, PATRICK &	17	324,575	0	28,298	2,616.00		
2024	2024-660010569	GOTCHER, PATRICK &	17	286,229	0	26,951	2,491.00		
2023	2023-660010569	GOTCHER, PATRICK &	17	238,186	0	25,667	2,351.00		
2022	2022-660010569	GOTCHER, PATRICK &	17	222,230	0	24,445	2,263.00		
2021	2021-660010569	GOTCHER, PATRICK &	17	251,429	0	27,657	2,442.00		
2020	2020-660010569	GOTCHER, PATRICK &	17	249,913	0	27,490	2,517.00		
2019	2019-660010569	GOTCHER, PATRICK &	17	242,349	0	26,658	2,469.00		
2018	2018-660010569	GOTCHER, PATRICK &	17	260,685	0	28,675	2,650.00		
2017	2017-660010569	GOTCHER, PATRICK &	17	258,073	0	28,388	2,607.00		
2016	2016-660010569	GOTCHER, PATRICK &	17	251,445	0	27,659	2,596.00		
2015	2015-660010569	GOTCHER, PATRICK &	17	243,356	0	26,769	2,414.00		
2014	2014-660010569	GOTCHER, PATRICK &	17	248,050	0	26,250	2,434.00		
2013	2013-660010569	GOTCHER, PATRICK &	17	227,270	0	25,000	2,288.00		



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Lot Data	Square-Foot - NBHD 1182 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	0.3381	
Topography		
Street Access		
Utilities		
Amenities	0	
	0	
Method	Square-Foot	
Base Lot Value	14,728.00 x 5.00 = 73,640	
Factor Value		
Adjustments	1.0000	
Lot Value	73,640	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	R3 Res Nbhd 3
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,976 / 2,976
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,976
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	RMA -
Year/Eff Age	1981 / 33

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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	293,017	98.46	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	272,960		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	234,036		
Lot Value	73,640		
Indicated Value	307,676	103.39	Per SqFt
Agland Value			
Site Improvements	9,740		
Total Value	317,416	106.66	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	105.31	Total Misc Impr	+ 17,083				
Roofing Adj	+ 5.02	Garage Cost	+ 0				
Subfloor Adj	+ -3.22	Total RCN	= 396,672				
Heat/Cool Adj	+ 14.47	Depreciation (41%)	- 162,636				
Plumbing Adj	+ 5.97	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 234,036				
Adj Base Cost	= 127.55	Lot Value	+ 73,640				
Total Area	x 2,976	Indicated Value	= 307,676				
Adjusted Cost	= 379,589	Value Per SqFt	103.39				

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	6,429.63		6,430
PATO	SLAB PORCH - OPEN	24855	26x8		208	11.74		2,442
PRCH	SLAB PORCH - COVERED	24856	288		288	28.51		8,211



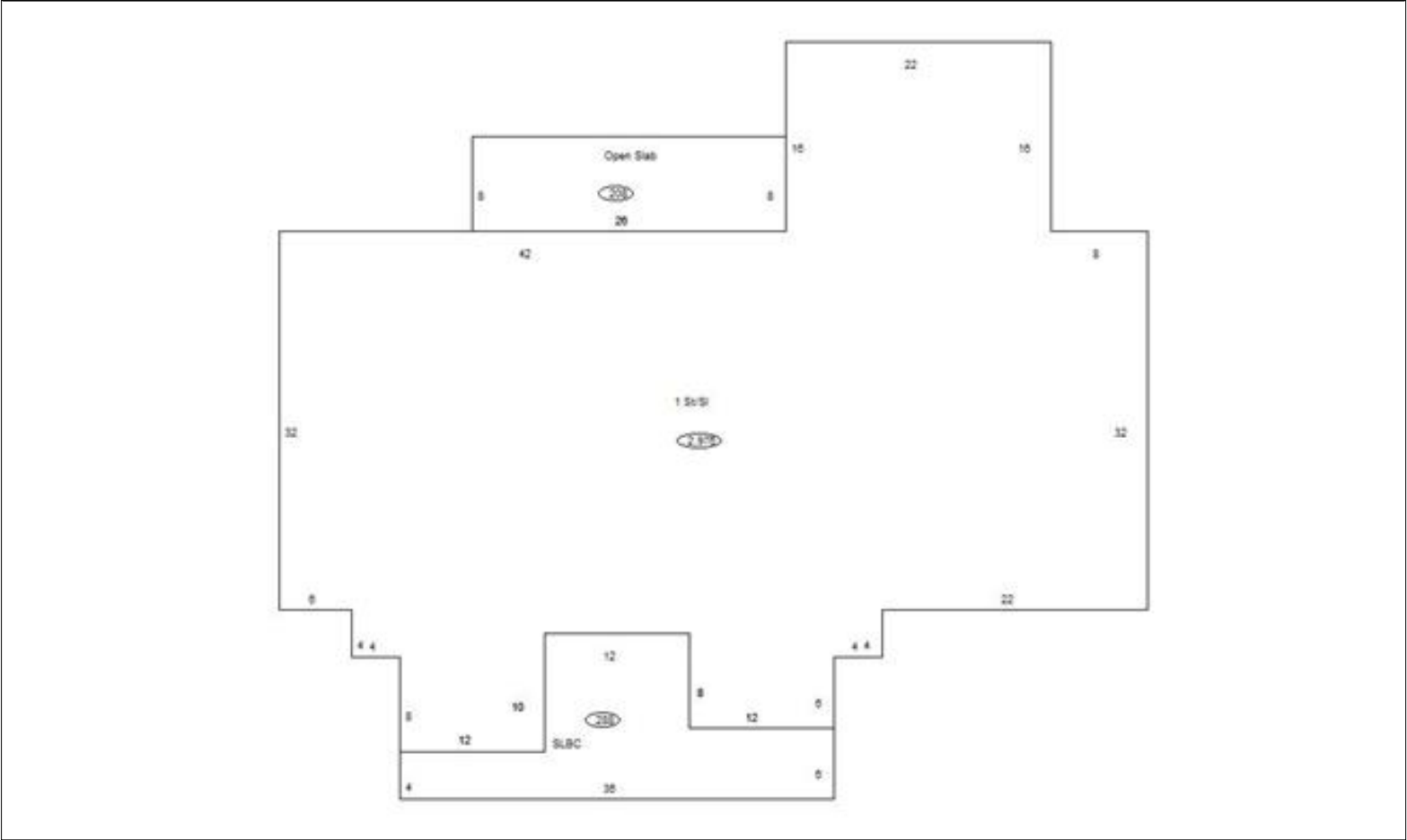
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	2,976	1.000	2,976
2	M	PATO		10	Open Slab	208	1.000	208
3	M	PRCH		10	SLBC	288	1.000	288
Total Building Area						2,976		2,976



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	DTGF	DETACHED GARAGE FAIR	0x0x0			560
	Qual 2	Cond 3	Year		Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (75% Phys/ % Func)	RCNLD
	Base Cost (16.00 x 560)	8,960		8,960	6,720	2,240
	SG	SWIM-GUNITE	0x0x0			1
	Qual 3	Cond 3	Year		Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (75% Phys/ % Func)	RCNLD
	Base Cost (30,000.00 x 1)	30,000		30,000	22,500	7,500