



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 660010754 Parcel ID 21N16E-10-3-00000-000-0000 Cadastral ID 10-21-16-06100 Property Type REAL - Real Property Property Class RR VI Area 1 Tax Area 18 - CLAREMORE RURAL/W/O FIRE Name ID 321437 ROBERTS, J THOMPSON & CARLENE M-TRUSTEES 1027 N FAULKNER DR CLAREMORE OK 74017-0000 Parcel Location Situs 00602 N SIOUX AVE Subdivision Lot/Block / Parcel Size 1.31 - Acres Sec/Twn/Rng 10 / 21 / 16 / 3 Neighborhood 2116 - UNPLATTED School District S001 - CLAREMORE SCHOOLS					<p>\\tsclient\A\TOMMY DUNLAP\New folder (223)\IMG_0001.JPG 6/26/2023</p>														
Legal Description Lat/Long: 36.31256475 -95.59632079																			
W 208.71' S 178.71' N 208.71' SW NW SW & N 30' SW NW SW					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					Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
					2634/395	ROBERTS, JOHN THOMPSON &	05/18/2017	0	WB										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax										
Remove Cap	0	Land Value	47,502	34,459	11%	3,790	Assessed	26,059	2,408.63										
Year Frozen	0	Improvements	222,072	202,440		22,269	Penalty	0											
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00										
TIF Project ID	0	Total Value	269,574	236,899		26,059	Total Taxable	26,059	2,409.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660010754	ROBERTS, J THOMPSON &			18	243,282	0	24,818	2,294.00										
2024	2024-660010754	ROBERTS, J THOMPSON &			18	254,084	0	23,636	2,184.00										
2023	2023-660010754	ROBERTS, J THOMPSON &			18	204,644	0	22,511	2,062.00										
2022	2022-660010754	ROBERTS, J THOMPSON &			18	207,993	0	22,880	2,118.00										
2021	2021-660010754	ROBERTS, J THOMPSON &			18	212,065	0	23,328	2,060.00										
2020	2020-660010754	ROBERTS, J THOMPSON &			18	208,467	0	22,932	2,100.00										
2019	2019-660010754	ROBERTS, J THOMPSON &			18	205,513	0	22,607	2,094.00										
2018	2018-660010754	ROBERTS, J THOMPSON &			18	216,242	0	21,549	1,991.00										
2017	2017-660010754	ROBERTS, J THOMPSON &			18	213,949	0	20,523	1,883.00										
2016	2016-660010754	ROBERTS, JOHN THOMPSON &			18	208,733	0	19,546	1,832.00										
2015	2015-660010754	ROBERTS, JOHN THOMPSON &			18	203,034	0	18,615	1,676.00										
2014	2014-660010754	ROBERTS, JOHN THOMPSON &			18	205,664	0	17,729	1,644.00										
2013	2013-660010754	ROBERTS, JOHN THOMPSON &			18	188,435	0	16,884	1,545.00										



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Lot Data	Square-Foot - NBHD 2116 #1	Primary Image
Lot Size Lot Count Units Buildable 38582 Non-Ag Acres 1.4784 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 64,398.00 x .74 = 47,502 Factor Value Adjustments 1.0000 Lot Value 47,502		<p>\\tsclient\A\TOMMY DUNLAP\New folder (223)\IMG_0001.JPG 6/26/2023</p>

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4 - Good
Architecture	
Style	100% One Story
Exterior Wall	80% Veneer, Stone 20% Frame, Siding, Wood
Base/Total Area	2,695 / 2,695
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	3 Built-up Rock
Area on Slab	2,695
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	484 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1959 / 50

Cost Approach				Manual : 01/2025			
Base Cost	114.16	Total Misc Impr	+ 19,549				
Roofing Adj	+ 5.15	Garage Cost	+ 23,663				
Subfloor Adj	+ -4.48	Total RCN	= 411,484				
Heat/Cool Adj	+ 16.31	Depreciation (55%)	- 226,316				
Plumbing Adj	+ 5.51	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 185,168				
Adj Base Cost	= 136.65	Lot Value	+ 47,502				
Total Area	x 2,695	Indicated Value	= 232,670				
Adjusted Cost	= 368,272	Value Per SqFt	86.33				

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	329,832	122.39	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	NewTest
Comparables	
Indicated Value	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	185,168		
Lot Value	47,502		
Indicated Value	232,670	86.33	Per SqFt
Agland Value			
Site Improvements	13,392		
Total Value	246,062	91.30	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	25615	172		172	32.43		5,578
PATO	SLAB PORCH - OPEN	25616	48x27		1,296	10.78		13,971



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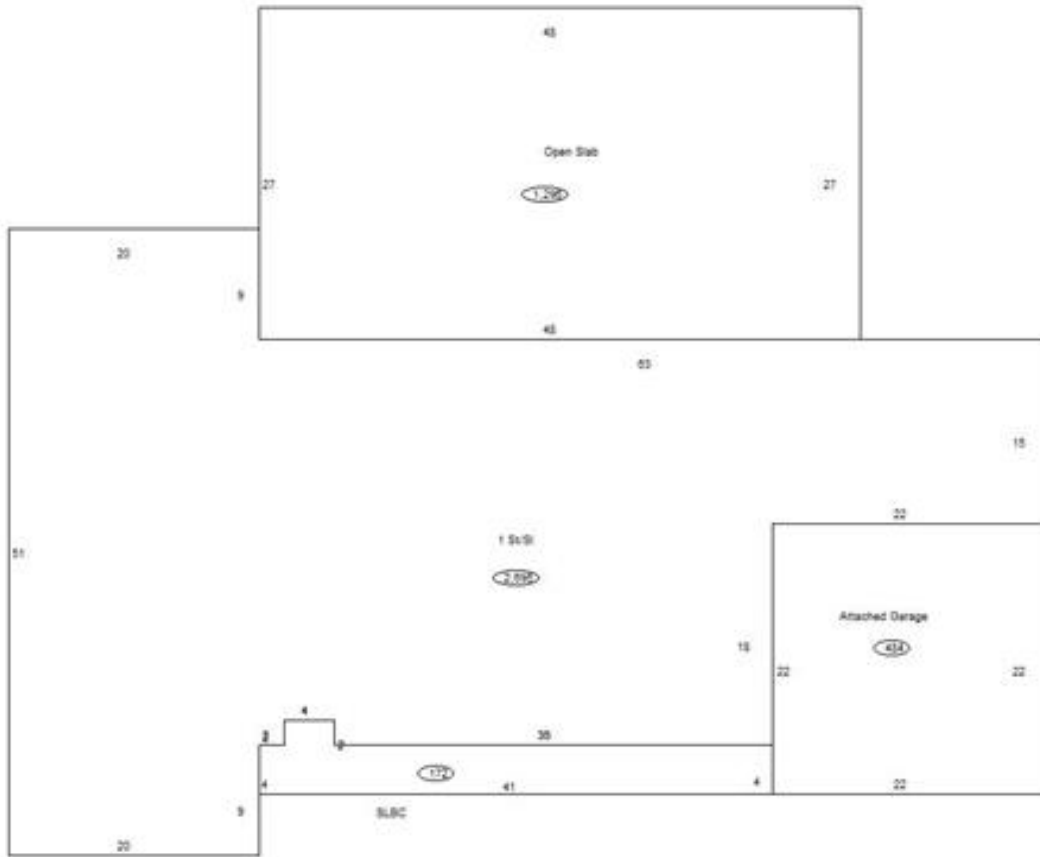
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	2,695	1.000	2,695
2	G	1		10	Attached Garage	484	1.000	484
3	M	PRCH		10	SLBC	172	1.000	172
4	M	PATO		10	Open Slab	1,296	1.000	1,296
Total Building Area						2,695		2,695



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	0x0x0			1,560
	Qual 2	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (55% Phys/ % Func)	RCNLD
	Base Cost (4.68 x 1,560)	7,301		7,301	4,016	3,285
	STF	STG FAIR	0x0x0			1,760
	Qual 2	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (55% Phys/ % Func)	RCNLD
	Base Cost (4.68 x 1,760)	8,237		8,237	4,530	3,707
	DTGF	DETACHED GARAGE FAIR	0x0x0			2,000
	Qual 2	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (16.00 x 2,000)	32,000		32,000	25,600	6,400



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Lot Data	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 0 Topography Street Access Utilities Amenities LAND QUALITY Method Base Lot Value Factor Value Adjustments Lot Value	

Residential Data	
Type	1 Single Family Residence
Condition	2 - Fair
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	600 / 600
Style	100% One Story
HVAC	100% Wall Furnace
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	4 /
Bed/F/H Bath	1 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1965 / 61

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	1 Test
Adjusted R	0.8445
Indicated Value	42,938 71.56 Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	NewTest
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025			
Base Cost	105.40	Total Misc Impr	+ 256				
Roofing Adj	+ 4.74	Garage Cost	+ 256				
Subfloor Adj	+ 2.78	Total RCN	= 73,474				
Heat/Cool Adj	+ 0.76	Depreciation (68%)	- 49,962				
Plumbing Adj	+ 8.35	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 23,512				
Adj Base Cost	= 122.03	Lot Value	+ 23,512				
Total Area	x 600	Indicated Value	= 23,512				
Adjusted Cost	= 73,218	Value Per SqFt	39.19				

Value Reconciliation	
Selected Approach	Cost Approach
Improvements	23,512
Lot Value	
Indicated Value	23,512 39.19 Per SqFt
Agland Value	
Site Improvements	
Total Value	23,512 39.19 Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	SLAB PORCH - OPEN	143353	5x5		25	10.24		256



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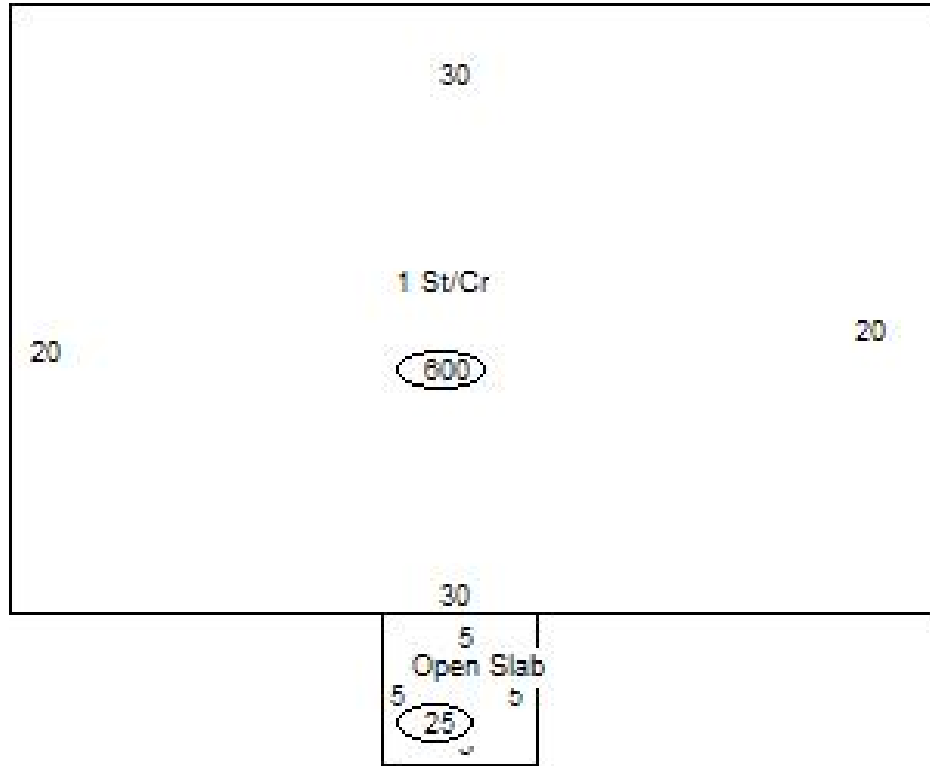
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	600	1.000	600
2	M	PATO		10	Open Slab	25	1.000	25
Total Building Area						600		600