




# 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	660010778				 <p>\\tsclient\A\TOMMY DUNLAP\New folder (223)\IMG_0015.JPG 6/26/2023</p>									
Parcel ID	000000-00-0-10425-001-0010													
Cadastral ID	10-21-16-06430													
Property Type	REAL - Real Property													
Property Class	URP	VI Area	1											
Tax Area	17 - CLAREMORE OT													
Name ID	305157													
MCGUIRE, MARLETA J TRUSTEE														
1507 N CHOCTAW PL CLAREMORE OK 74017-0000														
Parcel Location														
Situs	01210 N SIOUX AVE													
Subdivision	STARR HEIGHTS													
Lot/Block	0010 / 0001	Parcel Size	1.5 - Lots											
Sec/Twn/Rng	10 / 21 / 16 / 5													
Neighborhood	1162 - R-V01-SW CLAREMORE													
School District	S001 - CLAREMORE SCHOOLS													
Legal Description Lat/Long: 36.31897869 -95.59662181														
N 66' OF W 20' LOT 8 & N 66' LOT 9 & 10 BLOCK 1 STARR HEIGHTS														
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 colspan="5"> </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					
					2181/641	MCGUIRE, EDWARD &	07/11/2011	0	4					
					920/424	KLECK, JEANNENE K	06/30/1993	33,000	No					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax						
Remove Cap	0	Land Value	41,774	29,148	11%	3,206	Assessed	8,699	804.05					
Year Frozen	0	Improvements	49,936	49,936		5,493	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00					
TIF Project ID	0	Total Value	91,710	79,084		8,699	Total Taxable	8,699	804.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660010778	MCGUIRE, MARLETA J	17	91,738	0	8,285	766.00							
2024	2024-660010778	MCGUIRE, MARLETA J	17	84,933	0	7,891	729.00							
2023	2023-660010778	MCGUIRE, MARLETA J	17	90,372	0	7,515	688.00							
2022	2022-660010778	MCGUIRE, MARLETA J	17	65,065	0	7,157	663.00							
2021	2021-660010778	MCGUIRE, MARLETA J	17	63,625	0	6,999	618.00							
2020	2020-660010778	MCGUIRE, MARLETA J	17	64,634	0	7,110	651.00							
2019	2019-660010778	MCGUIRE, MARLETA J	17	62,001	0	6,820	632.00							
2018	2018-660010778	MCGUIRE, MARLETA J	17	65,891	0	7,248	670.00							
2017	2017-660010778	MCGUIRE, MARLETA J	17	65,440	0	7,199	661.00							
2016	2016-660010778	MCGUIRE, EDWARD R &	17	64,088	0	7,050	662.00							
2015	2015-660010778	MCGUIRE, EDWARD R &	17	62,521	0	6,878	620.00							
2014	2014-660010778	MCGUIRE, EDWARD R &	17	63,734	0	7,011	650.00							
2013	2013-660010778	MCGUIRE, EDWARD R &	17	61,300	0	6,743	617.00							



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Lot Data	Square-Foot - NBHD 1162 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	0.176	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	7,665.00 x 5.45 = 41,774	
Factor Value		
Adjustments	1.0000	
Lot Value	41,774	

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, Masonry
Base/Total Area	1,036 / 1,036
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	1,036
Fixture/RghIn	4 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	351 Attached Garage - Unfinished 1 Stalls
Remodel	
Year/Eff Age	1952 / 56

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	1 Test
Adjusted R	0.8445
Indicated Value	85,503 82.53 Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	115,910 Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	103.98	Total Misc Impr	+ 1,085	Roofing Adj	+ 5.02	Garage Cost	+ 9,028
Subfloor Adj	+ 0.00	Total RCN	= 138,712	Heat/Cool Adj	+ 10.30	Depreciation ( 64%)	- 88,776
Plumbing Adj	+ 4.83	Lump Sums	+ 0	Basement Adj	+ 0.00	RCNLD	= 49,936
Adj Base Cost	= 124.13	Lot Value	+ 41,774	Total Area	x 1,036	Indicated Value	= 91,710
		Value Per SqFt	88.52	Adjusted Cost	= 128,599		

Value Reconciliation	
Selected Approach	Cost Approach
Improvements	49,936
Lot Value	41,774
Indicated Value	91,710 88.52 Per SqFt
Agland Value	
Site Improvements	
Total Value	91,710 88.52 Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	25715	11x4		44	21.16		931
PATO	SLAB PORCH - OPEN	143813	5x3		15	10.24		154



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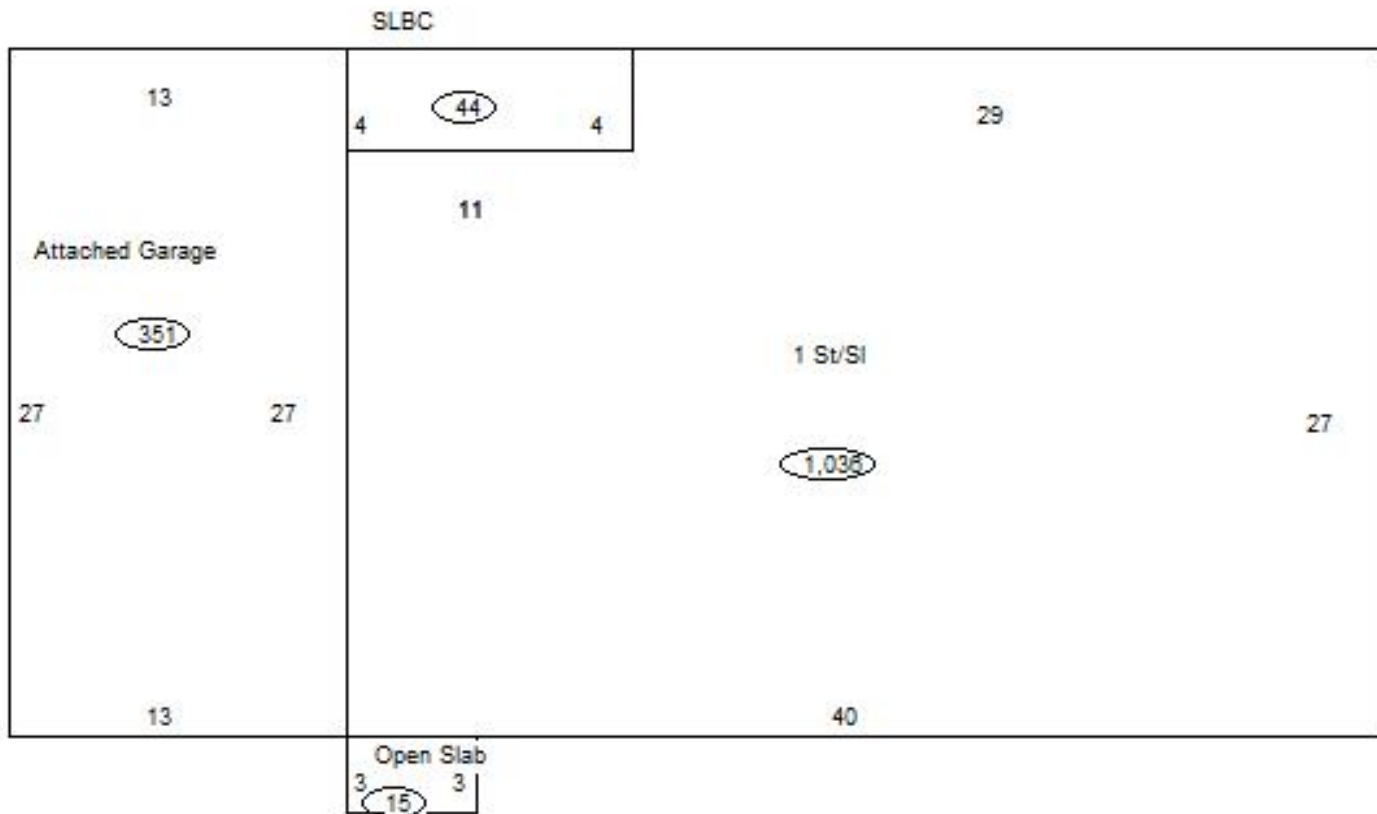
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### Sketch Image

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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	1,036	1.000	1,036
2	G	1		10	Attached Garage	351	1.000	351
3	M	PRCH		10	SLBC	44	1.000	44
4	M	PATO		10	Open Slab	15	1.000	15
<b>Total Building Area</b>						1,036		1,036



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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 )						