




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	660010786													
Parcel ID	000000-00-0-10425-002-0012													
Cadastral ID	10-21-16-06520													
Property Type	REAL - Real Property													
Property Class	URP	VI Area	1											
Tax Area	17 - CLAREMORE OT													
Name ID	332162													
CRUZE, NATALY F														
801 E COMET ST CLAREMORE OK 74017-0000														
Parcel Location														
Situs	00801 E COMET ST													
Subdivision	STARR HEIGHTS													
Lot/Block	0012 / 0002	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: 36.31889633 -95.59568083														
Building Permits														
LOT 12 & WLY 25' LOT 11 BLOCK 2 STARR HEIGHTS														
<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					
H	Homestead	No	1,000		/	WILSON, JANICE	09/28/2020	120,000	YES					
					1077/676	COHILL, LINDA L	08/15/1997	67,500	Yes					
					1012/368	DAWSON, BETTY EARLE	01/05/1996	61,000	Yes					
					874/275	SELLER	02/25/1992	50,000	Yes					
					855/152			26,000	No					
Parcel Valuation														
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax					
Remove Cap	2021	Land Value	44,739	44,739	11%	4,921	Assessed	13,408	1,239.30					
Year Frozen	0	Improvements	77,158	77,158		8,487	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00					
TIF Project ID	0	Total Value	121,897	121,897		13,408	Total Taxable	13,408	1,239.00					
Assessment History														
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax					
2025	2025-660010786	CRUZE, NATALY F			17	119,402	0	13,083	1,209.00					
2024	2024-660010786	CRUZE, NATALY F			17	113,274	0	12,460	1,152.00					
2023	2023-660010786	CRUZE, NATALY F			17	138,526	0	13,833	1,267.00					
2022	2022-660010786	CRUZE, NATALY F			17	119,770	0	13,175	1,220.00					
2021	2021-660010786	CRUZE, NATALY F			17	124,772	0	13,725	1,212.00					
2020	2020-660010786	CRUZE, NATALY F			17	92,222	1000	8,898	815.00					
2019	2019-660010786	WILSON, JANICE			17	87,360	2000	7,610	705.00					
2018	2018-660010786	WILSON, JANICE			17	91,014	2000	8,012	740.00					
2017	2017-660010786	WILSON, JANICE			17	90,331	2000	7,937	729.00					
2016	2016-660010786	WILSON, JANICE			17	88,179	2000	7,700	723.00					
2015	2015-660010786	WILSON, JANICE			17	86,215	2000	7,462	673.00					
2014	2014-660010786	WILSON, JANICE			17	86,842	2000	7,187	666.00					
2013	2013-660010786	WILSON, JANICE			17	81,645	1000	7,919	725.00					



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Lot Data	Square-Foot - NBHD 1162 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	0.1884	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	8,209.00 x 5.45 = 44,739	
Factor Value		
Adjustments	1.0000	
Lot Value	44,739	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	20% Veneer, Masonry 80% Frame, Siding, Vinyl
Base/Total Area	1,128 / 1,128
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	576 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1971 / 41



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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	125,402	111.17	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	153,760		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	92.27	Total Misc Impr	+	3,001			
Roofing Adj	+ 4.80	Garage Cost	+	13,023			
Subfloor Adj	+ 2.39	Total RCN	=	149,207			
Heat/Cool Adj	+ 10.30	Depreciation (51%)	-	76,096			
Plumbing Adj	+ 8.31	Lump Sums	+	4,047			
Basement Adj	+ 0.00	RCNLD	=	77,158			
Adj Base Cost	= 118.07	Lot Value	+	44,739			
Total Area	x 1,128	Indicated Value	=	121,897			
Adjusted Cost	= 133,183	Value Per SqFt		108.06			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	77,158		
Lot Value	44,739		
Indicated Value	121,897	108.06	Per SqFt
Agland Value			
Site Improvements			
Total Value	121,897	108.06	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	25742	24x6		144	20.84		3,001
WODO	WOOD DECK - OPEN	143828	20x14		280	16.06	10%	4,047



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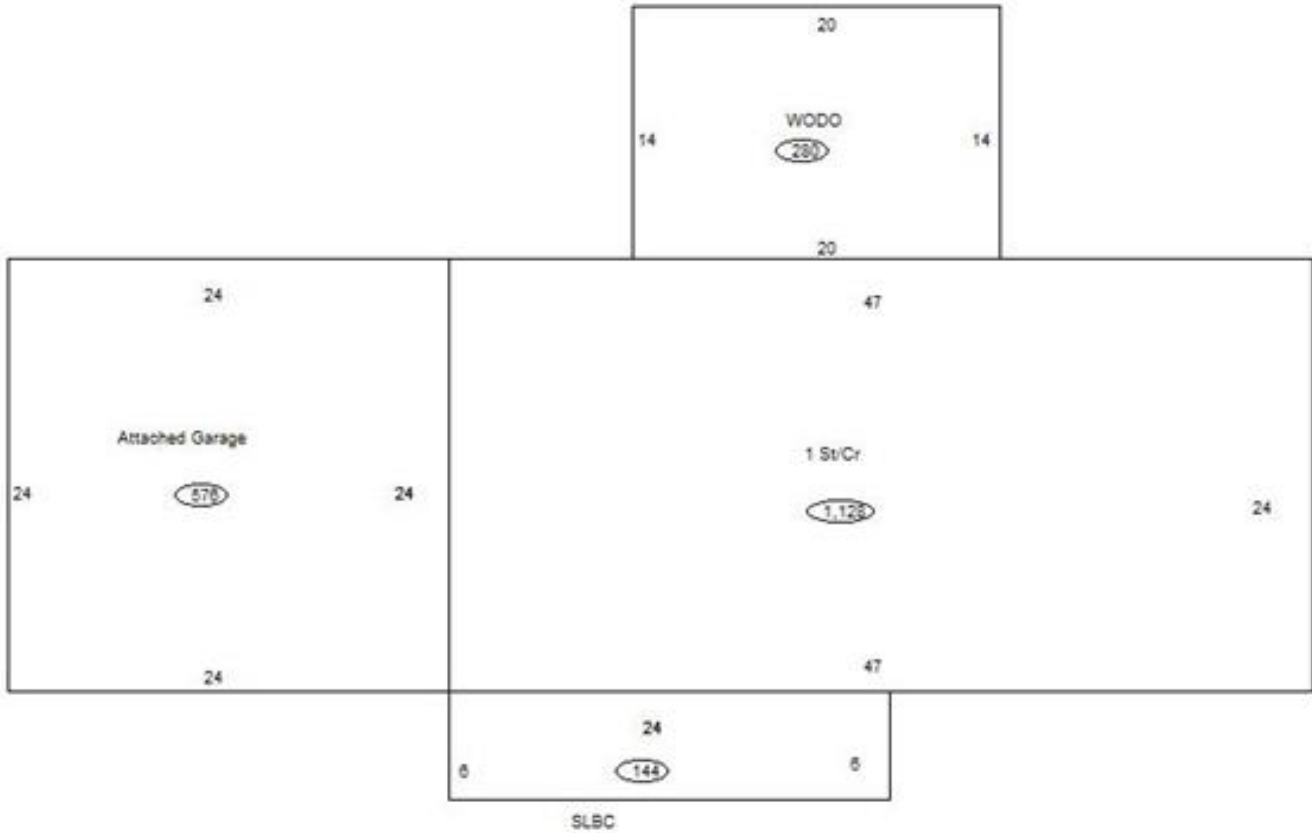
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Sketch Image

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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	1,128	1.000	1,128
2	G	1		10	Attached Garage	576	1.000	576
3	M	PRCH		10	SLBC	144	1.000	144
4	M	WODO		10	WODO	280	1.000	280
Total Building Area						1,128		1,128



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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
Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD	
Base Cost (4.68 x)						