



# 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	660010835								
Parcel ID	000000-00-0-10210-004-0002								
Cadastral ID	10-21-16-07030								
Property Type	REAL - Real Property								
Property Class	URP	VI Area	1						
Tax Area	17 - CLAREMORE OT								
Name ID	338489								
ALEXANDER, RYAN JAMES & KASANDRA FAY									
1143 N KANSAS AVE CLAREMORE OK 74017-0000									
Parcel Location									
Situs	01143 KANSAS								
Subdivision	JEAN ANN								
Lot/Block	0002 / 0004	Parcel Size	1 - Lots						
Sec/Twn/Rng	10 / 21 / 16 / 5								
Neighborhood	1162 - R-V01-SW CLAREMORE								
School District	S001 - CLAREMORE SCHOOLS								
Legal Description Lat/Long: 36.31730136 -95.59343910									
Building Permits									
LOT 2 BLOCK 4 JEAN ANN									
Exemptions									
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
H	Homestead	Yes	1,000	1,000	/	PAYNE, SHANNON	05/27/2022	90,000	YES
					1071/401	STEVENS, RUTH A & BETTY--PACK	06/21/1997	44,500	Yes
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax	
Remove Cap	2023	Land Value	57,307	41,933	11%	4,613	Assessed	10,818	999.91
Year Frozen	0	Improvements	56,669	56,412		6,205	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-93.00
TIF Project ID	0	Total Value	113,976	98,345		10,818	Total Taxable	9,818	907.00
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660010835	ALEXANDER, RYAN JAMES &	17	112,076	1000	9,503	878.00		
2024	2024-660010835	ALEXANDER, RYAN JAMES &	17	101,368	1000	9,197	850.00		
2023	2023-660010835	ALEXANDER, RYAN JAMES &	17	90,000	1000	8,900	815.00		
2022	2022-660010835	ALEXANDER, RYAN JAMES &	17	58,743	0	6,462	598.00		
2021	2021-660010835	PAYNE, SHANNON	17	59,038	0	6,494	573.00		
2020	2020-660010835	PAYNE, SHANNON	17	59,801	0	6,578	602.00		
2019	2019-660010835	PAYNE, SHANNON	17	58,216	0	6,404	593.00		
2018	2018-660010835	PAYNE, SHANNON	17	62,172	0	6,839	632.00		
2017	2017-660010835	PAYNE, SHANNON	17	61,770	0	6,795	624.00		
2016	2016-660010835	PAYNE, SHANNON	17	60,518	0	6,657	625.00		
2015	2015-660010835	PAYNE, SHANNON	17	58,434	0	6,428	580.00		
2014	2014-660010835	PAYNE, SHANNON	17	60,087	0	6,574	610.00		
2013	2013-660010835	PAYNE, SHANNON	17	56,918	0	6,261	573.00		



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Lot Data	Square-Foot - NBHD 1162 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	0.2414	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	10,515.00 x 5.45 = 57,307	
Factor Value		
Adjustments	1.0000	
Lot Value	57,307	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	R3 Res Nbhd 3
Style	100% One Story
Exterior Wall	40% Veneer, Masonry 60% Frame, Siding, Wood
Base/Total Area	840 / 840
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	840
Fixture/RghIn	4 /
Bed/F/H Bath	3 / 1.0 /
Basement Area	
Garage Type	264 Attached Garage - Unfinished 1 Stalls
Remodel	
Year/Eff Age	1971 / 41



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-6-27\IMG\_002' 6/27/2023

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	83,385	99.27	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	107,910		Per SqFt

Cost Approach				Manual : 01/2025	
Base Cost	103.45	Total Misc Impr	+	3,932	
Roofing Adj	+ 4.46	Garage Cost	+	7,408	
Subfloor Adj	+ 0.00	Total RCN	=	115,651	
Heat/Cool Adj	+ 10.30	Depreciation ( 51%)	-	58,982	
Plumbing Adj	+ 5.97	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	56,669	
Adj Base Cost	= 124.18	Lot Value	+	57,307	
Total Area	x 840	Indicated Value	=	113,976	
Adjusted Cost	= 104,311	Value Per SqFt		135.69	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	56,669		
Lot Value	57,307		
Indicated Value	113,976	135.69	Per SqFt
Agland Value			
Site Improvements			
Total Value	113,976	135.69	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	25926	11x4		44	21.16		931
PRCH	SLAB PORCH - COVERED	25927	12x12		144	20.84		3,001



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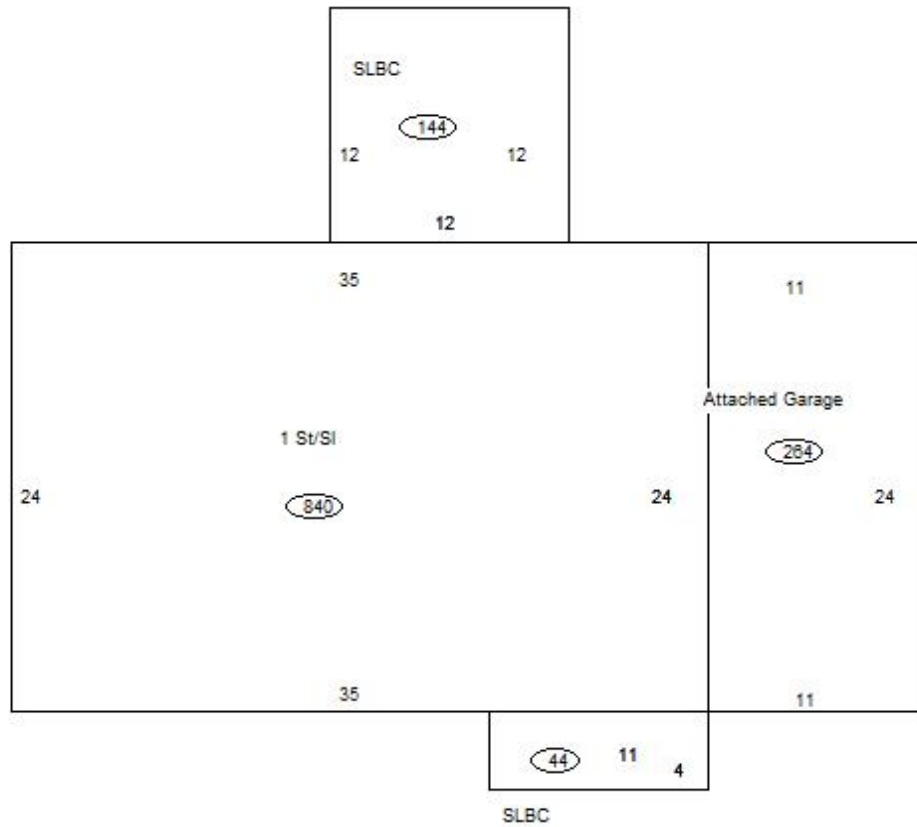
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### Sketch Image

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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	840	1.000	840
2	G	1		10	Attached Garage	264	1.000	264
3	M	PRCH		10	SLBC	44	1.000	44
4	M	PRCH		10	SLBC	144	1.000	144
<b>Total Building Area</b>						<b>840</b>		<b>840</b>



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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 )						