



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 23:23:27
Page 1

Assessment Data					Primary Image																																																	
Account 660010876 Parcel ID 000000-00-0-10210-006-0009 Cadastral ID 10-21-16-07440 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 01101 N OKLAHOMA AVE Subdivision JEAN ANN Lot/Block 0009 / 0006 Parcel Size 1 - Lots Sec/Twn/Rng 10 / 21 / 16 / 5 Neighborhood 1162 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS																																																						
Legal Description Lot/Long: 36.31628092 -95.59567620										Building Permits																																												
Legal Description LOT 9 BLOCK 6 JEAN ANN					<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																																													
					/	MCGUIRE, MARLETA J	12/04/2023	0	WB																																													
					2700/596	STORY, JOHN EARSTON &	03/28/2018	65,000	YES																																													
					2045/623	STORY, JOHNNIE EVELYN	07/21/2009	0	4																																													
Parcel Valuation					<table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>92.430</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>2019</td> <td>Land Value 70,975</td> <td>29,133</td> <td>11%</td> <td>3,205</td> <td>Assessed</td> <td>9,241</td> <td>854.15</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements 54,871</td> <td>54,871</td> <td></td> <td>6,036</td> <td>Penalty</td> <td>0</td> <td></td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home 0</td> <td>0</td> <td></td> <td>0</td> <td>Exemption</td> <td>0</td> <td>0.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 125,846</td> <td>84,004</td> <td></td> <td>9,241</td> <td>Total Taxable</td> <td>9,241</td> <td>854.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax	Remove Cap	2019	Land Value 70,975	29,133	11%	3,205	Assessed	9,241	854.15	Year Frozen	0	Improvements 54,871	54,871		6,036	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00	TIF Project ID	0	Total Value 125,846	84,004		9,241	Total Taxable	9,241	854.00
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Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-660010876	MCGUIRE, MARLETA J	17	125,502	0	8,800	813.00																																															
2024	2024-660010876	MCGUIRE, MARLETA J	17	111,308	0	8,381	775.00																																															
2023	2023-660010876	MCGUIRE, MARLETA J	17	94,114	0	7,982	731.00																																															
2022	2022-660010876	MCGUIRE, MARLETA J	17	69,112	0	7,602	704.00																																															
2021	2021-660010876	MCGUIRE, MARLETA J	17	68,459	0	7,530	665.00																																															
2020	2020-660010876	MCGUIRE, MARLETA J	17	69,200	0	7,612	697.00																																															
2019	2019-660010876	MCGUIRE, MARLETA J	17	66,360	0	7,300	676.00																																															
2018	2018-660010876	MCGUIRE, MARLETA J	17	68,397	0	6,946	642.00																																															
2017	2017-660010876	STORY, JOHN EARSTON &	17	67,929	0	6,615	608.00																																															
2016	2016-660010876	STORY, JOHN EARSTON &	17	66,448	0	6,300	591.00																																															
2015	2015-660010876	STORY, JOHN EARSTON &	17	65,218	0	6,000	541.00																																															
2014	2014-660010876	STORY, JOHN EARSTON &	17	67,146	0	5,714	530.00																																															
2013	2013-660010876	STORY, JOHN EARSTON &	17	61,933	0	5,443	498.00																																															



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Date 04/16/2026
Time 23:23:27
Page 2

Lot Data	Square-Foot - NBHD 1162 #1	Primary Image
Lot Size Lot Count 1 Units Buildable 1 Non-Ag Acres 0.299 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 13,023.00 x 5.45 = 70,975 Factor Value Adjustments 1.0000 Lot Value 70,975		

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% Frame, Siding, Vinyl
Base/Total Area	936 / 936
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	312 Attached Garage - Unfinished 1 Stalls
Remodel	
Year/Eff Age	1960 / 50



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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	83,270	88.96	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	107,970		Per SqFt

Cost Approach				Manual : 01/2025	
Base Cost	95.56	Total Misc Impr	+	678	
Roofing Adj	+ 4.31	Garage Cost	+	8,327	
Subfloor Adj	+ 2.45	Total RCN	=	123,787	
Heat/Cool Adj	+ 10.30	Depreciation (59%)	-	73,034	
Plumbing Adj	+ 10.01	Lump Sums	+	4,118	
Basement Adj	+ 0.00	RCNLD	=	54,871	
Adj Base Cost	= 122.63	Lot Value	+	70,975	
Total Area	x 936	Indicated Value	=	125,846	
Adjusted Cost	= 114,782	Value Per SqFt		134.45	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	54,871		
Lot Value	70,975		
Indicated Value	125,846	134.45	Per SqFt
Agland Value			
Site Improvements			
Total Value	125,846	134.45	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	26074	8x4		32	21.19		678
WODO	WOOD DECK - OPEN	26075	17x15		255	17.18	6%	4,118



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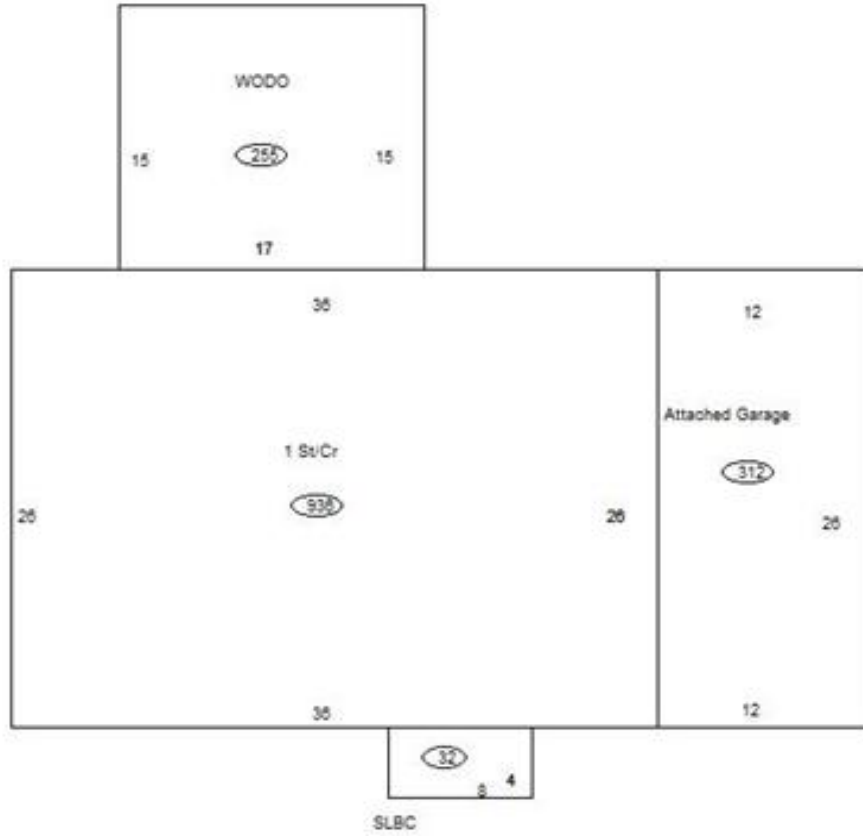
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 Time 23:23:27
 Page 3

Sketch Image

660010876



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	936	1.000	936
2	G	1		10	Attached Garage	312	1.000	312
3	M	PRCH		10	SLBC	32	1.000	32
4	M	WODO		10	WODO	255	1.000	255
Total Building Area						936		936