



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	660010978													
Parcel ID	000000-00-0-10305-001-0003													
Cadastral ID	10-21-16-16330													
Property Type	REAL - Real Property													
Property Class	URP	VI Area	1											
Tax Area	17 - CLAREMORE OT													
Name ID	282298													
MOHLER, DONALD E														
1010 N DOUGLAS DR CLAREMORE OK 74017-0000														
Parcel Location														
Situs	01010 N DOUGLAS DR													
Subdivision	OAKWOOD IV													
Lot/Block	0003 / 0001	Parcel Size	1 - Lots											
Sec/Twn/Rng	10 / 21 / 16 / 5													
Neighborhood	1182 - R-V01-SW CLAREMORE													
School District	S001 - CLAREMORE SCHOOLS													
Legal Description Lat/Long: 36.31426740 -95.58982608														
Building Permits														
LOT 3 BLOCK 1 OAKWOOD IV														
<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	Yes	1,000	1,000	1461/434	NUSBAUM, PAUL D & DWAN W	03/21/2003	120,000	YES					
					1073/282	LANKFORD, PAUL M &	07/11/1997	105,000	Yes					
					900/825	GRIGGS, RONNIE J &	12/07/1992	89,000	Yes					
					874/319	SELLER	02/19/1992	12,500	Yes					
					858/700			15,000	No					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax						
Remove Cap	2004	Land Value	84,910	28,959	11%	3,185	Assessed	19,562	1,808.12					
Year Frozen	0	Improvements	158,583	148,886		16,377	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-92.00					
TIF Project ID	0	Total Value	243,493	177,845		19,562	Total Taxable	18,562	1,716.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660010978	MOHLER, DONALD E	17	242,239	1000	17,994	1,663.00							
2024	2024-660010978	MOHLER, DONALD E	17	243,960	1000	17,440	1,612.00							
2023	2023-660010978	MOHLER, DONALD E	17	186,791	1000	16,903	1,548.00							
2022	2022-660010978	MOHLER, DONALD E	17	161,785	1000	16,382	1,516.00							
2021	2021-660010978	MOHLER, DONALD E	17	153,413	1000	15,875	1,402.00							
2020	2020-660010978	MOHLER, DONALD E	17	153,983	1000	15,573	1,426.00							
2019	2019-660010978	MOHLER, DONALD E	17	146,274	1000	15,090	1,398.00							
2018	2018-660010978	MOHLER, DONALD E	17	150,632	1000	15,417	1,425.00							
2017	2017-660010978	MOHLER, DONALD E	17	149,411	1000	14,939	1,372.00							
2016	2016-660010978	MOHLER, DONALD E	17	145,388	1000	14,475	1,359.00							
2015	2015-660010978	MOHLER, DONALD E	17	141,904	1000	14,024	1,265.00							
2014	2014-660010978	MOHLER, DONALD E	17	144,433	1000	13,586	1,260.00							
2013	2013-660010978	MOHLER, DONALD E	17	128,742	1000	13,162	1,204.00							



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Lot Data	Square-Foot - NBHD 1182 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	0.4354	
Topography		
Street Access		
Utilities		
Amenities	0	
	0	
Method	Square-Foot	
Base Lot Value	18,964.00 x 4.48 = 84,910	
Factor Value		
Adjustments	1.0000	
Lot Value	84,910	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	R3 Res Nbhd 3
Style	100% 1 1/2 Story Finished
Exterior Wall	10% Veneer, Masonry 90% Frame, Siding, Vinyl
Base/Total Area	1,117 / 1,693
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	540 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1992 / 26



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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	211,873	125.15	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	234,220		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	94.27	Total Misc Impr	+	13,786			
Roofing Adj	+ 3.54	Garage Cost	+	16,924			
Subfloor Adj	+ 0.00	Total RCN	=	233,210			
Heat/Cool Adj	+ 12.64	Depreciation (32%)	-	74,627			
Plumbing Adj	+ 9.16	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	158,583			
Adj Base Cost	= 119.61	Lot Value	+	84,910			
Total Area	x 1,693	Indicated Value	=	243,493			
Adjusted Cost	= 202,500	Value Per SqFt		143.82			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	158,583		
Lot Value	84,910		
Indicated Value	243,493	143.82	Per SqFt
Agland Value			
Site Improvements			
Total Value	243,493	143.82	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	26338		174	174	26.39		4,592
PRCH	SLAB PORCH - COVERED	26339		27x5	135	26.51		3,579



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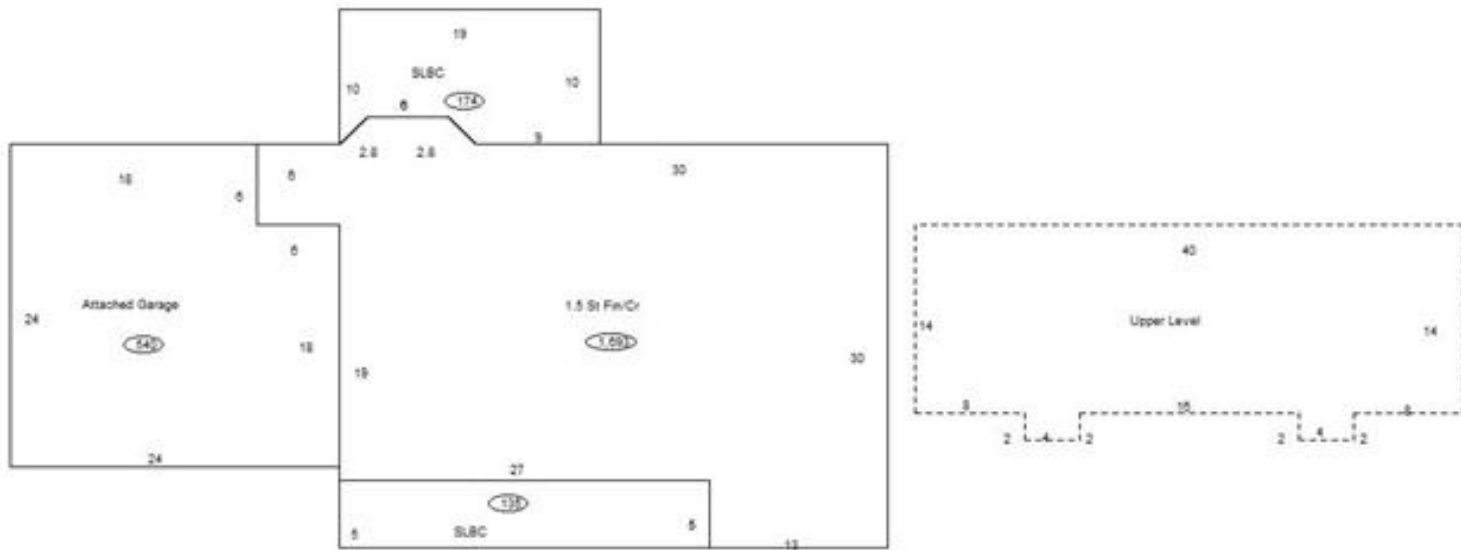
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Crawl	10	1.5 St Fin/Cr	1,117	1.516	1,693
2	G	1		10	Attached Garage	540	1.000	540
3	M	PRCH		10	SLBC	174	1.000	174
4	M	PRCH		10	SLBC	135	1.000	135
5	U	^UL	Overhang	10	Upper Level	576	1.000	576
Total Building Area						1,117		1,693



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	0x0x0			
	Qual	2	Cond	Year	Eff Age	
Valuation Summary			Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
		Base Cost (4.68 x)				