



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Time 22:32:47
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Assessment Data					Primary Image														
Account 660010993 Parcel ID 000000-00-0-10305-002-0005 Cadastral ID 10-21-16-16480 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 85374 KIRKPATRICK, JOEL V & KIM 1003 DOUGLAS DR CLAREMORE OK 74017-0000 Parcel Location Situs 01003 N DOUGLAS DR Subdivision OAKWOOD IV Lot/Block 0005 / 0002 Parcel Size 1 - Lots Sec/Twn/Rng 10 / 21 / 16 / 5 Neighborhood 1182 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS					<p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-7-10\IMG_001! 7/10/2023</p>														
Legal Description Lat/Long: 36.31366608 -95.58957155																			
LOT 5 BLOCK 2 OAKWOOD IV					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> </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	934/222	BUTLER, CRAIG A & LORI L	10/29/1993	94,000	Yes										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax										
Remove Cap	0		Land Value 56,055	40,740	11%	4,481	Assessed	20,544	1,898.88										
Year Frozen	2025		Improvements 200,930	146,031		16,063	Penalty	0											
Uncapped Value	0		Mobile Home 0	0		0	Exemption	1,000	-93.00										
TIF Project ID	0		Total Value 256,985	186,771		20,544	Total Taxable	19,544	1,806.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660010993	KIRKPATRICK, JOEL V &			17	250,235	1000	19,545	1,807.00										
2024	2024-660010993	KIRKPATRICK, JOEL V &			17	223,768	1000	18,946	1,751.00										
2023	2023-660010993	KIRKPATRICK, JOEL V &			17	193,411	1000	18,365	1,682.00										
2022	2022-660010993	KIRKPATRICK, JOEL V &			17	170,924	1000	17,802	1,648.00										
2021	2021-660010993	KIRKPATRICK, JOEL V &			17	167,328	1000	17,406	1,537.00										
2020	2020-660010993	KIRKPATRICK, JOEL V &			17	168,397	1000	17,044	1,561.00										
2019	2019-660010993	KIRKPATRICK, JOEL V &			17	159,259	1000	16,518	1,530.00										
2018	2018-660010993	KIRKPATRICK, JOEL V &			17	164,496	1000	17,095	1,580.00										
2017	2017-660010993	KIRKPATRICK, JOEL V &			17	163,172	1000	16,929	1,555.00										
2016	2016-660010993	KIRKPATRICK, JOEL V &			17	158,812	1000	16,407	1,540.00										
2015	2015-660010993	KIRKPATRICK, JOEL V &			17	154,885	1000	15,900	1,434.00										
2014	2014-660010993	KIRKPATRICK, JOEL V &			17	159,584	1000	15,408	1,429.00										
2013	2013-660010993	KIRKPATRICK, JOEL V &			17	144,818	1000	14,930	1,366.00										



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Lot Data	Square-Foot - NBHD 1182 #1	Primary Image
Lot Size Lot Count 1 Units Buildable 1 Non-Ag Acres 0.2574 Topography Street Access Utilities Amenities 0 Method Square-Foot Base Lot Value 11,211.00 x 5.00 = 56,055 Factor Value Adjustments 1.0000 Lot Value 56,055		
Residential Data Type 1 Single Family Residence Condition 3 - Average Quality 3.5 - 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 1,766 / 2,346 Style 100% 1 1/2 Story Finished HVAC 100% Warmed & Cooled Air Roof Cover 1 Composition Shingle Area on Slab 1,766 Fixture/RghIn 14 / Bed/F/H Bath 4 / 3.0 / Basement Area Garage Type 593 Attached Garage - Unfinished 2 Stalls Remodel Year/Eff Age 1986 / 30		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - 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	1,766 / 2,346
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,766
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 3.0 /
Basement Area	
Garage Type	593 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1986 / 30

Cost Approach		Manual : 01/2025	
Base Cost	94.53	Total Misc Impr	+ 14,669
Roofing Adj	+ 4.16	Garage Cost	+ 22,700
Subfloor Adj	+ -2.67	Total RCN	= 318,936
Heat/Cool Adj	+ 14.47	Depreciation (37%)	- 118,006
Plumbing Adj	+ 9.53	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 200,930
Adj Base Cost	= 120.02	Lot Value	+ 56,055
Total Area	x 2,346	Indicated Value	= 256,985
Adjusted Cost	= 281,567	Value Per SqFt	109.54

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	287,107	122.38	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	244,430 Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	200,930		
Lot Value	56,055		
Indicated Value	256,985	109.54	Per SqFt
Agland Value			
Site Improvements			
Total Value	256,985	109.54	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	6,429.63		6,430
PRCH	SLAB PORCH - COVERED	26405		234	234	28.69		6,713
PATO	SLAB PORCH - OPEN	143586		20x6	120	12.72		1,526



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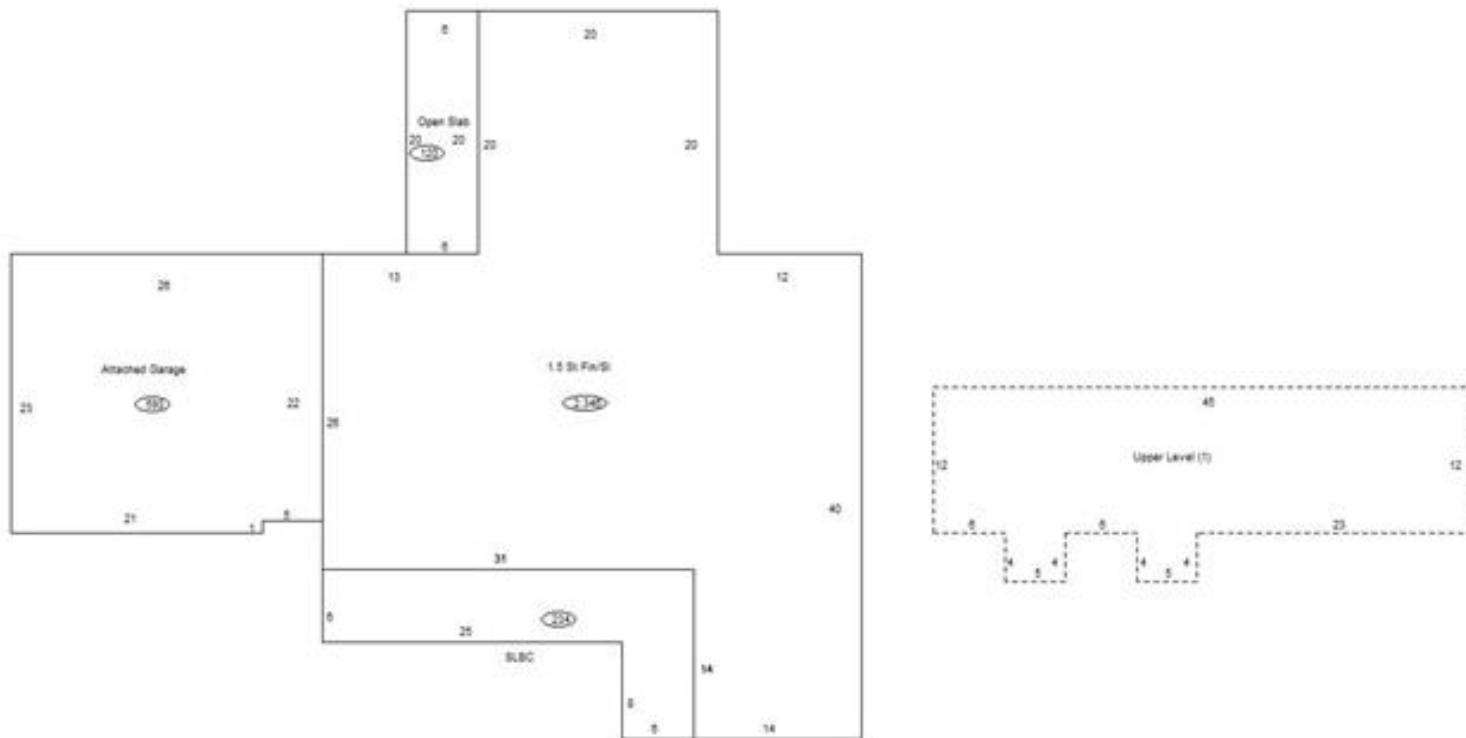
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Sketch Image

660010993



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	10	1.5 St Fin/SI	1,766	1.328	2,346
2	G	1		10	Attached Garage	593	1.000	593
3	M	PRCH		10	SLBC	234	1.000	234
4	U	^UL		10	Upper Level (1)	580	1.000	580
5	M	PATO		10	Open Slab	120	1.000	120
Total Building Area						1,766		2,346