



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	660012651													
Parcel ID	000000-00-0-00171-003-0006													
Cadastral ID	12-21-15-03050													
Property Type	REAL - Real Property													
Property Class	RRP	VI Area 4												
Tax Area	8 - CLAREMORE/ NW FIRE													
Name ID	263340													
HOWE, THOMAS & TRACY														
9085 E SALEM DR CLAREMORE OK 74019-0000														
Parcel Location														
Situs	09085 E SALEM DR													
Subdivision	COLONIAL ESTATES													
Lot/Block	0006 / 0003	Parcel Size 1 - Lots												
Sec/Twn/Rng	12 / 21 / 15 / 5													
Neighborhood	1209 - R-V03,3-SW CLAREMORE													
School District	S001 - CLAREMORE SCHOOLS													
Legal Description Lat/Long: 36.31008628 -95.66567516														
LOT 6 BLOCK 3 COLONIAL ESTATES														
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														
Code	Type	Active	Maximum	Exemption										
H	Homestead	Yes	1,000	1,000										
Sale History														
Bk/Pg	Grantor	Date	Price	Code										
1046/112	FRETZ, MIKE INC	11/15/1996	99,000	No										
1034/205	HOWE, THOMAS & TRACY	07/18/1996	10,500	No										
1027/210	SCHOW, RANDY W &	04/19/1996	10,000	No										
873/613	BLACKEN, JEFFREY B &	02/14/1992	6,000	No										
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.442	Current Tax						
Remove Cap	0	Land Value	80,167	27,323	11%	3,006	Assessed	19,797						
Year Frozen	0	Improvements	185,602	152,641		16,791	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000						
TIF Project ID	0	Total Value	265,769	179,964		19,797	Total Taxable	18,797						
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660012651	HOWE, THOMAS & TRACY	8	263,189	1000	18,220	1,953.00							
2024	2024-660012651	HOWE, THOMAS & TRACY	8	258,998	1000	17,660	1,893.00							
2023	2023-660012651	HOWE, THOMAS & TRACY	8	191,529	1000	17,116	1,822.00							
2022	2022-660012651	HOWE, THOMAS & TRACY	8	191,617	1000	16,589	1,777.00							
2021	2021-660012651	HOWE, THOMAS & TRACY	8	181,573	1000	16,077	1,652.00							
2020	2020-660012651	HOWE, THOMAS & TRACY	8	180,341	1000	15,579	1,660.00							
2019	2019-660012651	HOWE, THOMAS & TRACY	8	171,558	1000	15,096	1,625.00							
2018	2018-660012651	HOWE, THOMAS & TRACY	8	176,022	1000	14,628	1,573.00							
2017	2017-660012651	HOWE, THOMAS & TRACY	8	174,531	1000	14,173	1,499.00							
2016	2016-660012651	HOWE, THOMAS & TRACY	8	170,007	1000	13,731	1,494.00							
2015	2015-660012651	HOWE, THOMAS & TRACY	8	165,180	1000	13,302	1,382.00							
2014	2014-660012651	HOWE, THOMAS & TRACY	8	168,064	1000	12,885	1,358.00							
2013	2013-660012651	HOWE, THOMAS & TRACY	8	158,110	1000	12,481	1,297.00							



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Lot Data		Square-Foot - NBHD 1209 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	1.0706		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	46,636.00 x 1.72 = 80,167		
Factor Value			
Adjustments	1.0000		
Lot Value	80,167		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	75% Veneer, Masonry 25% Frame, Siding, Wood
Base/Total Area	1,902 / 1,902
Style	100% One Story
HVAC	100% Forced Air Furnace
Roof Cover	1 Composition Shingle
Area on Slab	1,902
Fixture/RghIn	11 /
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	420 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1996 / 23

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	221,089	116.24	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	224,780 Per SqFt

Cost Approach				Manual : 01/2025	
Base Cost	106.57	Total Misc Impr	+	9,082	
Roofing Adj	+ 4.75	Garage Cost	+	14,049	
Subfloor Adj	+ -2.25	Total RCN	=	257,781	
Heat/Cool Adj	+ 6.14	Depreciation (28%)	-	72,179	
Plumbing Adj	+ 8.16	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	185,602	
Adj Base Cost	= 123.37	Lot Value	+	80,167	
Total Area	x 1,902	Indicated Value	=	265,769	
Adjusted Cost	= 234,650	Value Per SqFt		139.73	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	185,602		
Lot Value	80,167		
Indicated Value	265,769	139.73	Per SqFt
Agland Value			
Site Improvements			
Total Value	265,769	139.73	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	30548	8x6		48	26.78		1,285
PATO	SLAB PORCH - OPEN	30549	15x14		210	10.39		2,182



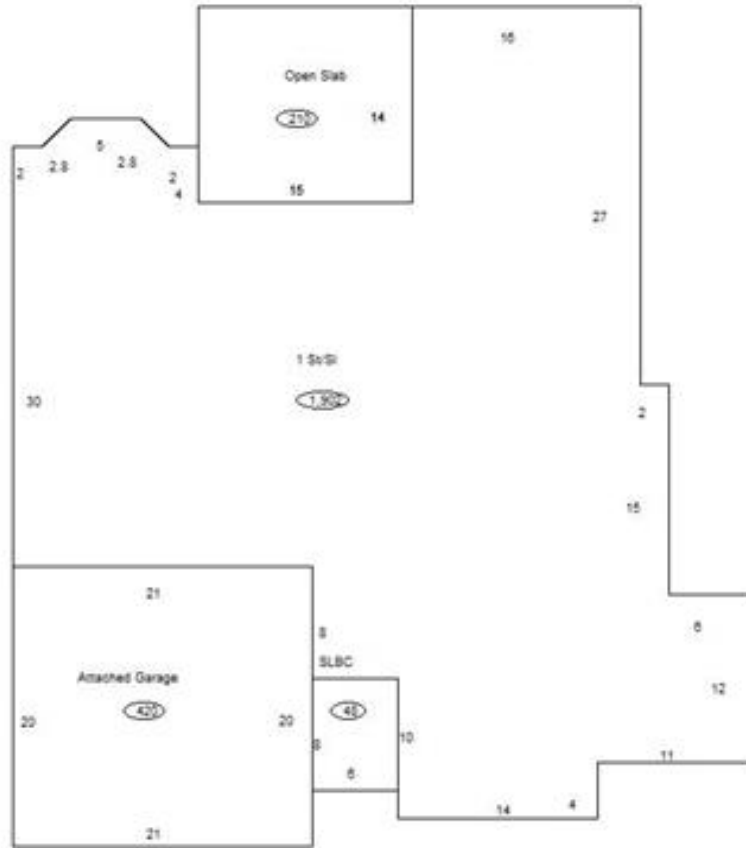
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Sketch Image

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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	1,902	1.000	1,902
2	G	1		10	Attached Garage	420	1.000	420
3	M	PRCH		10	SLBC	48	1.000	48
4	M	PATO		10	Open Slab	210	1.000	210
Total Building Area						1,902		1,902



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	0x0x0			
	Qual	Cond	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (4.68 x)					