



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 22:19:13
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Assessment Data					Primary Image														
Account 660013833 Parcel ID 000000-00-0-00933-001-0039 Cadastral ID 14-21-15-02900 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 18 - CLAREMORE RURAL/W/O FIRE Name ID 257549 CARTER, TIM F & TAMMIE E 8222 E WINCHESTER AVE CLAREMORE OK 74019-0000 Parcel Location Situs 08222 E WINCHESTER AVE Subdivision WINCHESTER HEIGHTS Lot/Block 0039 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 14 / 21 / 15 / 5 Neighborhood 1209 - R-V03,3-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS					<p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0727\IMG_0024. 7/28/2022</p>														
Legal Description Lat/Long: 36.29885096 -95.68324443																			
LOT 39 BLOCK 1 WINCHESTER HEIGHTS					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										
HV	Veteran	Yes	999,999	19,394	936/899	SEERY, JOHN T	11/19/1993	89,000	Yes										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax										
Remove Cap	0	Land Value	88,883	34,116	11%	3,753	Assessed	19,394	1,792.59										
Year Frozen	0	Improvements	174,350	142,188		15,641	Penalty	0											
Uncapped Value	0	Mobile Home	0	0		0	Exemption	19,394	-1,793.00										
TIF Project ID	0	Total Value	263,233	176,304		19,394	Total Taxable	0	0.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660013833	CARTER, TIM F & TAMMIE E			18	260,333	18828		.00										
2024	2024-660013833	CARTER, TIM F & TAMMIE E			18	254,914	18280		.00										
2023	2023-660013833	CARTER, TIM F & TAMMIE E			18	161,344	17748		.00										
2022	2022-660013833	CARTER, TIM F & TAMMIE E			18	163,964	18036		.00										
2021	2021-660013833	CARTER, TIM F & TAMMIE E			18	171,925	18912		.00										
2020	2020-660013833	CARTER, TIM F & TAMMIE E			18	173,277	18945		.00										
2019	2019-660013833	CARTER, TIM F & TAMMIE E			18	169,065	18393		.00										
2018	2018-660013833	CARTER, TIM F & TAMMIE E			18	176,098	17858		.00										
2017	2017-660013833	CARTER, TIM F & TAMMIE E			18	174,742	17337		.00										
2016	2016-660013833	CARTER, TIM F & TAMMIE E			18	170,379	16832		.00										
2015	2015-660013833	CARTER, TIM F & TAMMIE E			18	165,449	16343		.00										
2014	2014-660013833	CARTER, TIM F & TAMMIE E			18	168,504	1000	14,866	1,379.00										
2013	2013-660013833	CARTER, TIM F & TAMMIE E			18	159,625	1000	14,404	1,318.00										



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Lot Data		Square-Foot - NBHD 1209 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	1.3374		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	58,257.00 x 1.53 = 88,883		
Factor Value			
Adjustments	1.0000		
Lot Value	88,883		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	90% Veneer, Stone 10% Frame, Siding, Wood
Base/Total Area	2,043 / 2,043
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,043
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.5 /
Basement Area	
Garage Type	529 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1980 / 35

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adjusted R	0.8445
Indicated Value	224,402 109.84 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	287,830 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	174,350
Lot Value	88,883
Indicated Value	263,233 128.85 Per SqFt
Agland Value	
Site Improvements	
Total Value	263,233 128.85 Total Value Per SqFt

Cost Approach Manual : 01/2025

Base Cost	111.13	Total Misc Impr	+	11,760
Roofing Adj	+ 4.67	Garage Cost	+	16,658
Subfloor Adj	+ -2.19	Total RCN	=	305,878
Heat/Cool Adj	+ 12.64	Depreciation (43%)	-	131,528
Plumbing Adj	+ 9.56	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	174,350
Adj Base Cost	= 135.81	Lot Value	+	88,883
Total Area	x 2,043	Indicated Value	=	263,233
Adjusted Cost	= 277,460	Value Per SqFt		128.85

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	33148	28x6		168	26.40		4,435
PATO	SLAB PORCH - OPEN	33149	13x12		156	10.96		1,710



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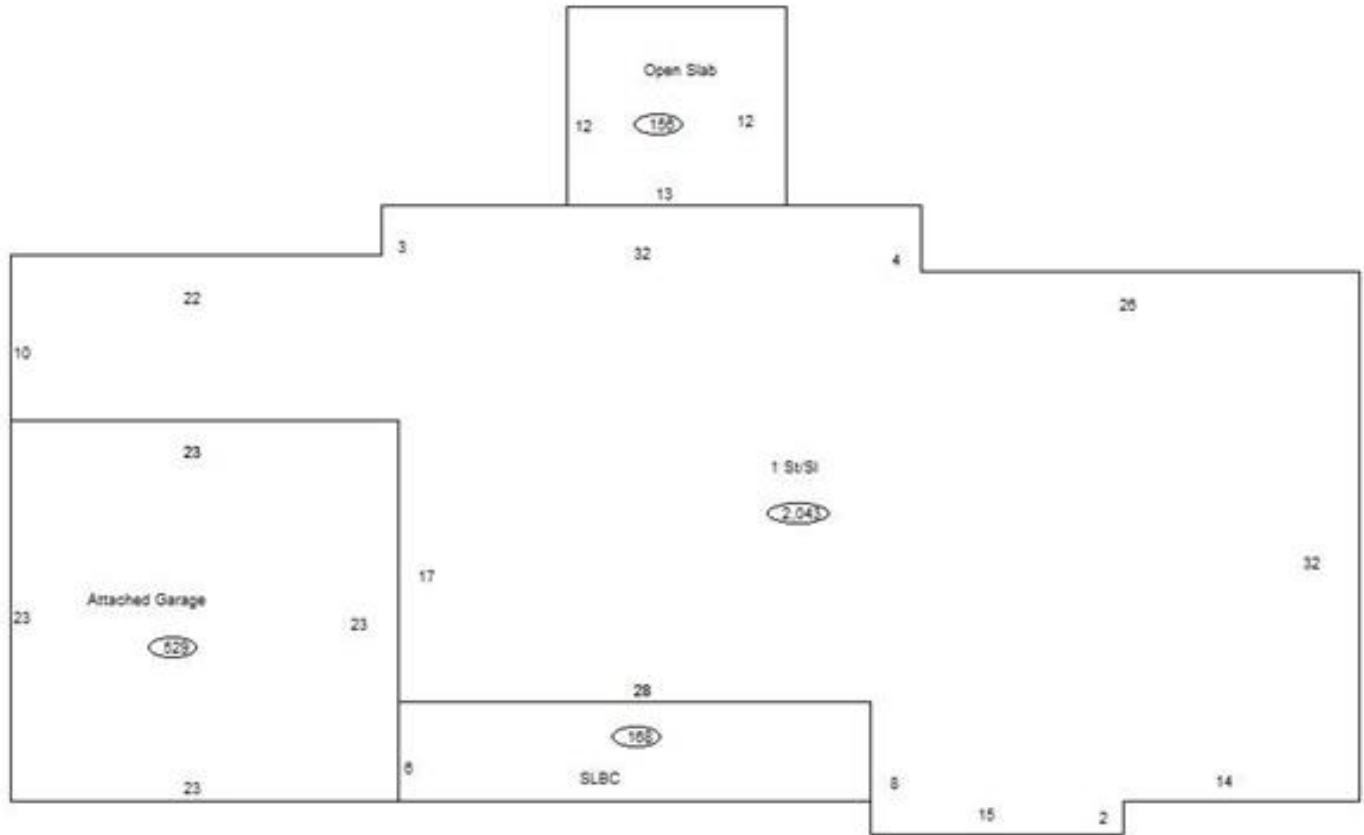
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Sketch Image

660013833



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	2,043	1.000	2,043
2	G	1		10	Attached Garage	529	1.000	529
3	M	PRCH		10	SLBC	168	1.000	168
4	M	PATO		10	Open Slab	156	1.000	156
Total Building Area						2,043		2,043