



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 660013835 Parcel ID 000000-00-0-00933-001-0041 Cadastral ID 14-21-15-02920 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 18 - CLAREMORE RURAL/W/O FIRE Name ID 257112 PHARISS, JASON S & NANCY J 8112 E WINCHESTER AVE CLAREMORE OK 74019-0000 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Parcel Location Situs 08112 E WINCHESTER AVE Subdivision WINCHESTER HEIGHTS Lot/Block 0041 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 14 / 21 / 15 / 5 Neighborhood 1209 - R-V03,3-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Legal Description Lot/Long: 36.29900443 -95.68436238 | | | | | Building Permits | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| LOT 41 BLOCK 1 WINCHESTER HEIGHTS | | | | | <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 | 1028/300 811/462 | VANOVERBEKE, REUBEN & | 05/30/1996 | 101,000 79,000 | Yes No | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 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>0</td> <td>Land Value 85,390</td> <td>35,234</td> <td>11%</td> <td>3,876</td> <td>Assessed</td> <td>21,698</td> <td>2,005.55</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements 169,710</td> <td>162,023</td> <td></td> <td>17,822</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>1,000</td> <td>-93.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 255,100</td> <td>197,257</td> <td></td> <td>21,698</td> <td>Total Taxable</td> <td>20,698</td> <td>1,913.00</td> </tr> </tbody> </table> | | | | | Source | REAL | Fair Cash | Capped | Asmnt Level | Assessed | Levy Rate | 92.430 | Current Tax | Remove Cap | 0 | Land Value 85,390 | 35,234 | 11% | 3,876 | Assessed | 21,698 | 2,005.55 | Year Frozen | 0 | Improvements 169,710 | 162,023 | | 17,822 | Penalty | 0 | | Uncapped Value | 0 | Mobile Home 0 | 0 | | 0 | Exemption | 1,000 | -93.00 | TIF Project ID | 0 | Total Value 255,100 | 197,257 | | 21,698 | Total Taxable | 20,698 | 1,913.00 |
| Source | REAL | Fair Cash | Capped | Asmnt Level | Assessed | Levy Rate | 92.430 | Current Tax | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Remove Cap | 0 | Land Value 85,390 | 35,234 | 11% | 3,876 | Assessed | 21,698 | 2,005.55 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Year Frozen | 0 | Improvements 169,710 | 162,023 | | 17,822 | Penalty | 0 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Uncapped Value | 0 | Mobile Home 0 | 0 | | 0 | Exemption | 1,000 | -93.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| TIF Project ID | 0 | Total Value 255,100 | 197,257 | | 21,698 | Total Taxable | 20,698 | 1,913.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Assessment History | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Tax Year | Statement Number | Billed Owner | Tax Area | Total Value | Exemptions | Taxable Value | Billed Tax | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2025 | 2025-660013835 | PHARISS, JASON S & | 18 | 249,774 | 1000 | 20,066 | 1,855.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2024 | 2024-660013835 | PHARISS, JASON S & | 18 | 244,919 | 1000 | 19,453 | 1,798.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2023 | 2023-660013835 | PHARISS, JASON S & | 18 | 180,519 | 1000 | 18,857 | 1,727.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2022 | 2022-660013835 | PHARISS, JASON S & | 18 | 177,446 | 1000 | 18,519 | 1,714.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2021 | 2021-660013835 | PHARISS, JASON S & | 18 | 181,363 | 1000 | 18,868 | 1,666.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2020 | 2020-660013835 | PHARISS, JASON S & | 18 | 178,540 | 1000 | 18,289 | 1,675.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2019 | 2019-660013835 | PHARISS, JASON S & | 18 | 171,677 | 1000 | 17,727 | 1,642.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2018 | 2018-660013835 | PHARISS, JASON S & | 18 | 174,922 | 1000 | 17,181 | 1,588.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2017 | 2017-660013835 | PHARISS, JASON S & | 18 | 173,388 | 1000 | 16,653 | 1,528.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2016 | 2016-660013835 | PHARISS, JASON S & | 18 | 169,211 | 1000 | 16,138 | 1,513.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2015 | 2015-660013835 | PHARISS, JASON S & | 18 | 165,061 | 1000 | 15,639 | 1,408.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2014 | 2014-660013835 | PHARISS, JASON S & | 18 | 166,370 | 1000 | 15,155 | 1,405.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 2013 | 2013-660013835 | PHARISS, JASON S & | 18 | 159,099 | 1000 | 14,684 | 1,344.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |



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| Lot Data | Square-Foot - NBHD 1209 #1 | Primary Image |
|-----------------|----------------------------|---------------|
| Lot Size | | |
| Lot Count | | |
| Units Buildable | 1 | |
| Non-Ag Acres | 1.2305 | |
| Topography | | |
| Street Access | | |
| Utilities | | |
| Amenities | LAND QUALITY | |
| | 0 | |
| | 0 | |
| Method | Square-Foot | |
| Base Lot Value | 53,600.00 x 1.59 = 85,390 | |
| Factor Value | | |
| Adjustments | 1.0000 | |
| Lot Value | 85,390 | |

| Residential Data | |
|------------------|-------------------------------------------|
| Type | 1 Single Family Residence |
| Condition | 3 - Average |
| Quality | 3 - Average |
| Architecture | |
| Style | 100% One Story |
| Exterior Wall | 50% Veneer, Stone 50% Frame, Siding, Wood |
| Base/Total Area | 1,997 / 1,997 |
| Style | 100% One Story |
| HVAC | 100% Warmed & Cooled Air |
| Roof Cover | 1 Composition Shingle |
| Area on Slab | 1,997 |
| Fixture/RghIn | 7 / |
| Bed/F/H Bath | 3 / 1.5 / |
| Basement Area | |
| Garage Type | 576 Attached Garage - Unfinished |
| Remodel | |
| Year/Eff Age | 1979 / 35 |



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| GRM Approach | |
|-----------------|------|
| GRM Code | |
| Gross Rent | 0.00 |
| Indicated Value | |

| Multiple Regression | | | |
|---------------------|---------|--------|----------|
| MRA Code | 1 | Test | |
| Adjusted R | 0.8445 | | |
| Indicated Value | 235,836 | 118.10 | Per SqFt |

| Direct Comparables | | | |
|--------------------|---------|------------------|----------|
| Selection Model | A | Adam Test | |
| Adjustment Model | 1 | 2022 Residential | |
| Comparables | 6 | | |
| Indicated Value | 304,320 | | Per SqFt |

| Value Reconciliation | | | |
|----------------------|---------------|--------|----------------------|
| Selected Approach | Cost Approach | | |
| Improvements | 158,146 | | |
| Lot Value | 85,390 | | |
| Indicated Value | 243,536 | 121.95 | Per SqFt |
| Agland Value | | | |
| Site Improvements | 11,564 | | |
| Total Value | 255,100 | 127.74 | Total Value Per SqFt |

| Cost Approach | | | | Manual : 01/2025 | | | |
|---------------|-----------|---------------------|---|------------------|--|--|--|
| Base Cost | 106.15 | Total Misc Impr | + | 7,273 | | | |
| Roofing Adj | + 4.70 | Garage Cost | + | 17,775 | | | |
| Subfloor Adj | + -2.19 | Total RCN | = | 277,449 | | | |
| Heat/Cool Adj | + 12.64 | Depreciation (43%) | - | 119,303 | | | |
| Plumbing Adj | + 5.09 | Lump Sums | + | 0 | | | |
| Basement Adj | + 0.00 | RCNLD | = | 158,146 | | | |
| Adj Base Cost | = 126.39 | Lot Value | + | 85,390 | | | |
| Total Area | x 1,997 | Indicated Value | = | 243,536 | | | |
| Adjusted Cost | = 252,401 | Value Per SqFt | | 121.95 | | | |

| 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 | 33158 | | 62 | 62 | 26.74 | | 1,658 |



Rogers

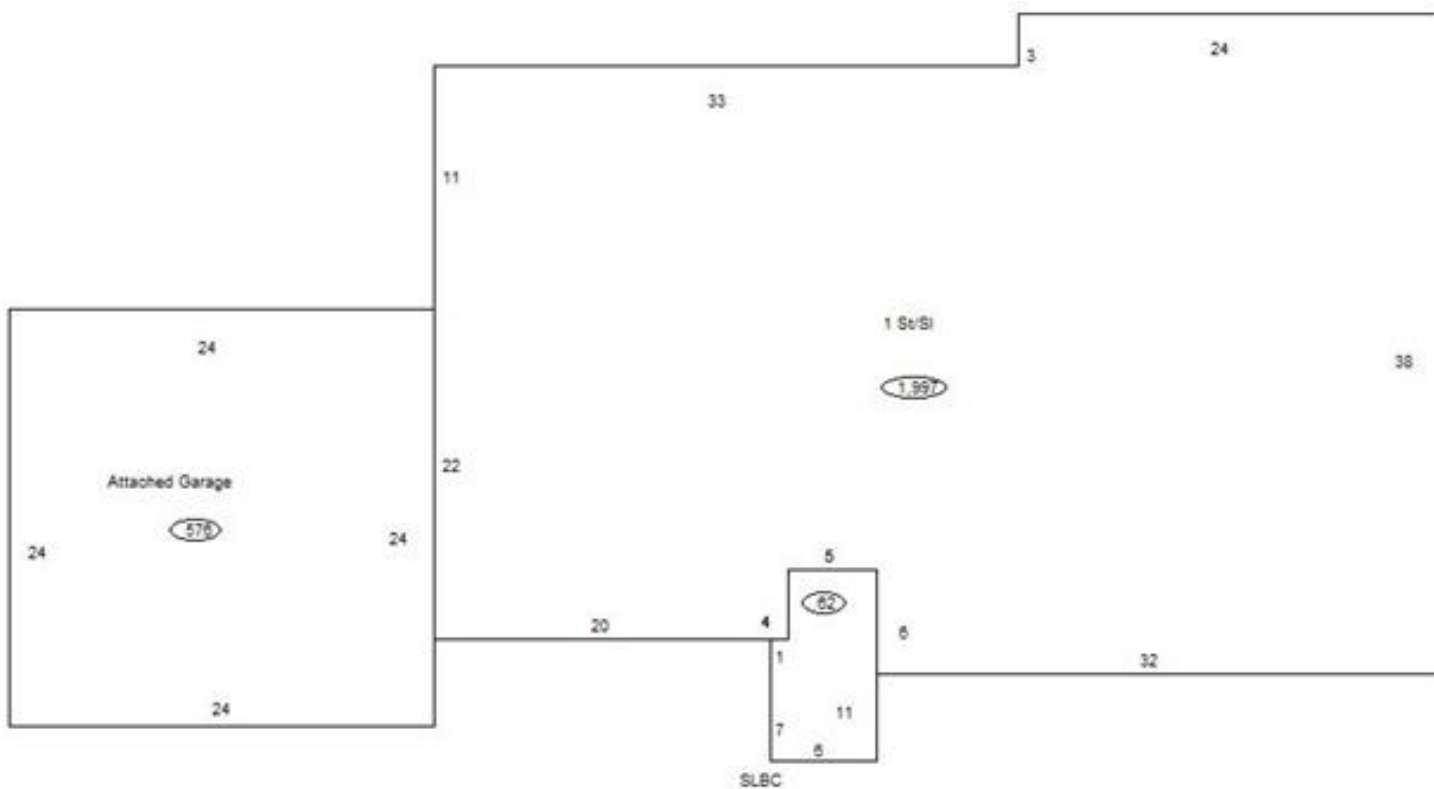
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Sketch Image

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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 | 1,997 | 1.000 | 1,997 |
| 2 | G | 1 | | 10 | Attached Garage | 576 | 1.000 | 576 |
| 3 | M | PRCH | | 10 | SLBC | 62 | 1.000 | 62 |
| Total Building Area | | | | | | 1,997 | | 1,997 |



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Outbuildings/Site Improvements

| Building Image | Code | Description | Dimensions | Floor | Roofing | Total Units |
|----------------|--------|-------------|------------|---------|---------|-------------|
| | SV | SWIM VINYL | | | | 1 |
| | Qual 3 | Cond 3 | Year | Eff Age | | |

| Valuation Summary | | Modifier Total | RCN | Depr (55% Phys/ % Func) | RCNLD |
|---------------------------|--------|----------------|--------|-------------------------|--------|
| Base Cost (25,000.00 x 1) | 25,000 | | 25,000 | 13,750 | 11,250 |



| | | | | | |
|--------|----------|------|---------|------|-----|
| STF | STG FAIR | | 14x24x0 | | 336 |
| Qual 2 | Cond 3 | Year | Eff Age | 1520 | |

| Valuation Summary | | Modifier Total | RCN | Depr (80% Phys/ % Func) | RCNLD |
|------------------------|-------|----------------|-------|-------------------------|-------|
| Base Cost (4.68 x 336) | 1,572 | | 1,572 | 1,258 | 314 |