



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 660013839 Parcel ID 000000-00-0-00933-002-0007 Cadastral ID 14-21-15-02960 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 18 - CLAREMORE RURAL/W/O FIRE Name ID 345829 SMITH, CHARLES KEVIN & DEBRA JEAN 2604 W KENOSHA STE 202 BROKEN ARROW OK 74012-0000 Parcel Location Situs 08105 E WINCHESTER AVE Subdivision WINCHESTER HEIGHTS Lot/Block 0007 / 0002 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_0030. 7/28/2022</p> | | | | | | | | | | | | | | |
| Legal Description Lat/Long: 36.29980468 -95.68419877 | | | | | | | | | | | | | | | | | | | |
| LOT 7 BLOCK 2 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 colspan="5"> </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 | No | 1,000 | | / | SMITH, CHARLES W & DOROTHY M | 11/15/2024 | 0 | 4 | | | | | | | | | | |
| | | | | | 2718/619 | SMITH, CHARLES W | 06/20/2018 | 0 | WB | | | | | | | | | | |
| | | | | | 1692/603 | KIGHT, DALE E & CYNTHIA L | 06/30/2005 | 153,000 | YES | | | | | | | | | | |
| | | | | | 1034/94 | WILLIAMS, JAMES W &-CHARLENE | 07/31/1996 | 110,000 | Yes | | | | | | | | | | |
| | | | | | 781/646 | | | 0 | No | | | | | | | | | | |
| Parcel Valuation | | | | | | | | | | | | | | | | | | | |
| Source | REAL | | Fair Cash | Capped | Asmnt Level | Assessed | Levy Rate | 92.430 | Current Tax | | | | | | | | | | |
| Remove Cap | 2006 | Land Value | 98,973 | 24,974 | 11% | 2,747 | Assessed | 15,019 | 1,388.21 | | | | | | | | | | |
| Year Frozen | 2006 | Improvements | 150,338 | 111,568 | | 12,272 | Penalty | 0 | | | | | | | | | | | |
| Uncapped Value | 0 | Mobile Home | 0 | 0 | | 0 | Exemption | 0 | 0.00 | | | | | | | | | | |
| TIF Project ID | 0 | Total Value | 249,311 | 136,542 | | 15,019 | Total Taxable | 15,019 | 1,388.00 | | | | | | | | | | |
| Assessment History | | | | | | | | | | | | | | | | | | | |
| Tax Year | Statement Number | Billed Owner | | | Tax Area | Total Value | Exemptions | Taxable Value | Billed Tax | | | | | | | | | | |
| 2025 | 2025-660013839 | SMITH, CHARLES KEVIN & | | | 18 | 246,289 | 0 | 14,304 | 1,322.00 | | | | | | | | | | |
| 2024 | 2024-660013839 | SMITH, CHARLES W & DOROTHY M | | | 18 | 254,911 | 0 | 13,624 | 1,259.00 | | | | | | | | | | |
| 2023 | 2023-660013839 | SMITH, CHARLES W & | | | 18 | 176,999 | 1000 | 11,974 | 1,097.00 | | | | | | | | | | |
| 2022 | 2022-660013839 | SMITH, CHARLES W & | | | 18 | 176,992 | 1000 | 11,974 | 1,108.00 | | | | | | | | | | |
| 2021 | 2021-660013839 | SMITH, CHARLES W & | | | 18 | 172,734 | 1000 | 11,974 | 1,057.00 | | | | | | | | | | |
| 2020 | 2020-660013839 | SMITH, CHARLES W & | | | 18 | 171,629 | 1000 | 11,975 | 1,097.00 | | | | | | | | | | |
| 2019 | 2019-660013839 | SMITH, CHARLES W & | | | 18 | 163,470 | 1000 | 11,975 | 1,109.00 | | | | | | | | | | |
| 2018 | 2018-660013839 | SMITH, CHARLES W & | | | 18 | 169,651 | 1000 | 11,974 | 1,106.00 | | | | | | | | | | |
| 2017 | 2017-660013839 | SMITH, CHARLES W & | | | 18 | 167,935 | 1000 | 11,975 | 1,098.00 | | | | | | | | | | |
| 2016 | 2016-660013839 | SMITH, CHARLES W & | | | 18 | 164,122 | 1000 | 11,975 | 1,122.00 | | | | | | | | | | |
| 2015 | 2015-660013839 | SMITH, CHARLES W & | | | 18 | 160,160 | 1000 | 11,974 | 1,078.00 | | | | | | | | | | |
| 2014 | 2014-660013839 | SMITH, CHARLES W & | | | 18 | 162,886 | 1000 | 11,975 | 1,110.00 | | | | | | | | | | |
| 2013 | 2013-660013839 | SMITH, CHARLES W & | | | 18 | 156,130 | 1000 | 11,975 | 1,096.00 | | | | | | | | | | |



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| Lot Data | Square-Foot - NBHD 1209 #1 | Primary Image |
|-----------------|----------------------------|---------------|
| Lot Size | | |
| Lot Count | | |
| Units Buildable | 1 | |
| Non-Ag Acres | 1.6462 | |
| Topography | | |
| Street Access | | |
| Utilities | | |
| Amenities | LAND QUALITY | |
| | 0 | |
| | 0 | |
| Method | Square-Foot | |
| Base Lot Value | 71,710.00 x 1.38 = 98,973 | |
| Factor Value | | |
| Adjustments | 1.0000 | |
| Lot Value | 98,973 | |

| Residential Data | |
|------------------|--|
| Type | 1 Single Family Residence |
| Condition | 3 - Average |
| Quality | 2.5 - Fair |
| Architecture | |
| Style | 100% One Story |
| Exterior Wall | 50% Veneer, Stone 50% Frame, Siding, Vinyl |
| Base/Total Area | 1,611 / 1,611 |
| Style | 100% One Story |
| HVAC | 100% Warmed & Cooled Air |
| Roof Cover | 1 Composition Shingle |
| Area on Slab | 1,611 |
| Fixture/RghIn | 7 / |
| Bed/F/H Bath | 3 / 1.5 / |
| Basement Area | |
| Garage Type | 535 Attached Garage - Unfinished |
| Remodel | |
| Year/Eff Age | 1984 / 32 |

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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 | 193,245 | 119.95 | Per SqFt |

| Direct Comparables | |
|--------------------|--------------------|
| Selection Model | A Adam Test |
| Adjustment Model | 1 2022 Residential |
| Comparables | 6 |
| Indicated Value | 265,340 Per SqFt |

| Cost Approach | | | | Manual : 01/2025 | | | |
|---------------|-----------|---------------------|-----------|------------------|--|--|--|
| Base Cost | 103.59 | Total Misc Impr | + 9,625 | | | | |
| Roofing Adj | + 4.46 | Garage Cost | + 14,472 | | | | |
| Subfloor Adj | + -1.15 | Total RCN | = 224,022 | | | | |
| Heat/Cool Adj | + 11.47 | Depreciation (42%) | - 94,089 | | | | |
| Plumbing Adj | + 5.73 | Lump Sums | + 4,415 | | | | |
| Basement Adj | + 0.00 | RCNLD | = 134,348 | | | | |
| Adj Base Cost | = 124.10 | Lot Value | + 98,973 | | | | |
| Total Area | x 1,611 | Indicated Value | = 233,321 | | | | |
| Adjusted Cost | = 199,925 | Value Per SqFt | 144.83 | | | | |

| Value Reconciliation | | | |
|----------------------|---------------|--------|----------------------|
| Selected Approach | Cost Approach | | |
| Improvements | 134,348 | | |
| Lot Value | 98,973 | | |
| Indicated Value | 233,321 | 144.83 | Per SqFt |
| Agland Value | | | |
| Site Improvements | 15,990 | | |
| Total Value | 249,311 | 154.76 | 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 | 5,095.98 | | 5,096 |
| WODO | WOOD DECK - OPEN | 33172 | 22x12 | | 264 | 17.79 | 6% | 4,415 |
| PRCH | SLAB PORCH - COVERED | 33173 | 16x12 | | 192 | 23.59 | | 4,529 |



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Outbuildings/Site Improvements

| Building Image | Code | Description | Dimensions | Floor | Roofing | Total Units |
|--|--------------------------|----------------------|-----------------------|------------|--------------------------------|--------------|
|  | BARN | BARN | 0x0x0 | | | 1,500 |
| | Qual 3 | Cond 3 | Year | Eff Age | | |
| | Valuation Summary | | Modifier Total | RCN | Depr (50% Phys/ % Func) | RCNLD |
| | Base Cost (9.80 x 1,500) | 14,700 | | 14,700 | 7,350 | 7,350 |
|  | DTGF | DETACHED GARAGE FAIR | 0x0x0 | | | 720 |
| | Qual 2 | Cond 3 | Year | Eff Age | | |
| | Valuation Summary | | Modifier Total | RCN | Depr (25% Phys/ % Func) | RCNLD |
| | Base Cost (16.00 x 720) | 11,520 | | 11,520 | 2,880 | 8,640 |