



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																	
<b>Account</b> 660014986 <b>Parcel ID</b> 000000-00-0-10015-004-0002 <b>Cadastral ID</b> 16-21-16-00230 <b>Property Type</b> REAL - Real Property <b>Property Class</b> URP VI Area 1 <b>Tax Area</b> 17 - CLAREMORE OT <b>Name ID</b> 347316 DAVIES, ADAM W & COURTNEY  402 S PERDUE AVE CLAREMORE OK 74017-0000  <b>Parcel Location</b> <b>Situs</b> 00402 S PERDUE AVE <b>Subdivision</b> ACADEMY <b>Lot/Block</b> 0002 / 0004 <b>Parcel Size</b> 1.5 - Lots <b>Sec/Twn/Rng</b> 16 / 21 / 16 / 5 <b>Neighborhood</b> 1161 - R-V01-SW CLAREMORE <b>School District</b> S001 - CLAREMORE SCHOOLS																																																						
<b>Legal Description</b> Lot/Long: 36.30490771 -95.60558157																																																						
<b>Building Permits</b>					<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																																																		
<b>Exemptions</b>					<b>Sale History</b>																																																	
<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>	<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>																																													
					/	SEPTEMBER SIX LLC	06/10/2025	185,000	YES																																													
					/	ROSENOW, THOMAS &	01/19/2024	80,000	19																																													
					1734/23	WASHBURN, TERRY R	12/02/2005	70,000	YES																																													
					1734/13	WASHBURN, TERRY R &-EARLENE	10/17/2005	0	4																																													
					1212/434	KEMLER, ANDREW S &	01/26/2000	55,000	No																																													
					953/693	LIBERTY NATIONAL BANK &-TRUST	04/11/1994	0	No																																													
<b>Parcel Valuation</b>					<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>2026</td> <td>Land Value 85,325</td> <td>85,325</td> <td>11%</td> <td>9,386</td> <td>Assessed</td> <td>20,352</td> <td>1,881.14</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements 99,697</td> <td>99,697</td> <td></td> <td>10,966</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>0</td> <td>0.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 185,022</td> <td>185,022</td> <td></td> <td>20,352</td> <td>Total Taxable</td> <td>20,352</td> <td>1,881.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax	Remove Cap	2026	Land Value 85,325	85,325	11%	9,386	Assessed	20,352	1,881.14	Year Frozen	0	Improvements 99,697	99,697		10,966	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00	TIF Project ID	0	Total Value 185,022	185,022		20,352	Total Taxable	20,352	1,881.00
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<b>Assessment History</b>																																																						
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-660014986	DAVIES, ADAM W & COURTNEY	17	119,190	0	13,110	1,212.00																																															
2024	2024-660014986	SEPTEMBER SIX LLC	17	132,801	0	9,564	884.00																																															
2023	2023-660014986	ROSENOW, THOMAS &	17	94,612	0	9,109	834.00																																															
2022	2022-660014986	ROSENOW, THOMAS &	17	78,862	0	8,675	803.00																																															
2021	2021-660014986	ROSENOW, THOMAS &	17	81,781	0	8,964	792.00																																															
2020	2020-660014986	ROSENOW, THOMAS &	17	78,358	0	8,538	782.00																																															
2019	2019-660014986	ROSENOW, THOMAS &	17	73,919	0	8,131	753.00																																															
2018	2018-660014986	ROSENOW, THOMAS &	17	76,142	0	8,376	774.00																																															
2017	2017-660014986	ROSENOW, THOMAS &	17	75,538	0	8,309	763.00																																															
2016	2016-660014986	ROSENOW, THOMAS &	17	73,655	0	8,102	760.00																																															
2015	2015-660014986	ROSENOW, THOMAS &	17	72,197	0	7,942	716.00																																															
2014	2014-660014986	ROSENOW, THOMAS &	17	74,291	0	8,020	744.00																																															
2013	2013-660014986	ROSENOW, THOMAS &	17	70,973	0	7,638	699.00																																															




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Lot Data	Square-Foot - NBHD 1161 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> 1 <b>Units Buildable</b> 1 <b>Non-Ag Acres</b> 0.2767 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> LAND QUALITY 0 0 <b>Method</b> Square-Foot <b>Base Lot Value</b> 12,055.00 x 5.49 = 66,138 <b>Factor Value</b> <b>Adjustments</b> 1.2901 <b>Lot Value</b> 85,325		 <p>\\tsclient\A\TOMMY DUNLAP\New folder (238)\IMG_0037.JPG 7/28/2023</p>

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3.5 - Average
<b>Quality</b>	2 - Fair
<b>Architecture</b>	R3 Res Nbhd 3
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	100% Frame, Siding, Vinyl
<b>Base/Total Area</b>	1,176 / 1,176
<b>Style</b>	100% One Story
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	0
<b>Fixture/RghIn</b>	4 /
<b>Bed/F/H Bath</b>	3 / 1.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	
<b>Remodel</b>	RMA -
<b>Year/Eff Age</b>	1978 / 18



GRM Approach	
<b>GRM Code</b>	
<b>Gross Rent</b>	0.00
<b>Indicated Value</b>	

Multiple Regression	
<b>MRA Code</b>	1 Test
<b>Adusted R</b>	0.8445
<b>Indicated Value</b>	83,315 70.85 Per SqFt

Direct Comparables	
<b>Selection Model</b>	A Adam Test
<b>Adjustment Model</b>	1 2022 Residential
<b>Comparables</b>	8
<b>Indicated Value</b>	82,170 Per SqFt

Cost Approach		Manual : 01/2025	
<b>Base Cost</b>	89.15	<b>Total Misc Impr</b>	+ 741
<b>Roofing Adj</b>	+ 4.03	<b>Garage Cost</b>	+ 0
<b>Subfloor Adj</b>	+ 2.34	<b>Total RCN</b>	= 130,195
<b>Heat/Cool Adj</b>	+ 10.30	<b>Depreciation ( 24%)</b>	- 31,247
<b>Plumbing Adj</b>	+ 4.26	<b>Lump Sums</b>	+ 0
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 98,948
<b>Adj Base Cost</b>	= 110.08	<b>Lot Value</b>	+ 85,325
<b>Total Area</b>	x 1,176	<b>Indicated Value</b>	= 184,273
<b>Adjusted Cost</b>	= 129,454	<b>Value Per SqFt</b>	156.69

Value Reconciliation	
<b>Selected Approach</b>	Cost Approach
<b>Improvements</b>	98,948
<b>Lot Value</b>	85,325
<b>Indicated Value</b>	184,273 156.69 Per SqFt
<b>Agland Value</b>	
<b>Site Improvements</b>	749
<b>Total Value</b>	185,022 157.33 Total Value Per SqFt

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
PRCH	SLAB PORCH - COVERED	35935	7x5		35	21.18	741



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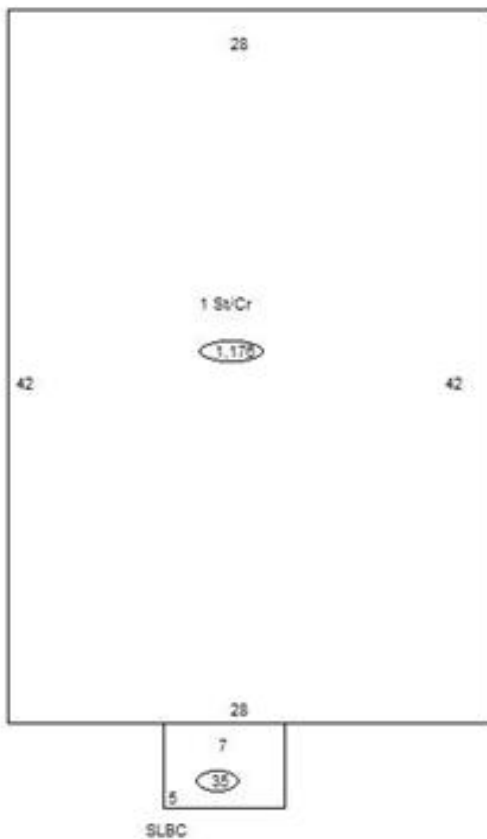
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### Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	1,176	1.000	1,176
2	M	PRCH		10	SLBC	35	1.000	35
<b>Total Building Area</b>						1,176		1,176



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	CP	CARPORT DIRT	0x0x0			
	Qual	Cond	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (3.50 x )					
	STF	STG FAIR	16x10x0			160
	Qual	2	Cond 3	Year	Eff Age 1520	
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
	Base Cost (4.68 x 160)		749		749	749