




# 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	660014987													
Parcel ID	000000-00-0-10015-004-0003													
Cadastral ID	16-21-16-00240													
Property Type	REAL - Real Property													
Property Class	URP	VI Area	1											
Tax Area	17 - CLAREMORE OT													
Name ID	13594													
ISGAR, GAYLE														
406 S PERDUE CLAREMORE OK 74017-0000														
Parcel Location														
Situs	00406 S PERDUE AVE													
Subdivision	ACADEMY													
Lot/Block	0003 / 0004	Parcel Size	1.5 - Lots											
Sec/Twn/Rng	16 / 21 / 16 / 5													
Neighborhood	1161 - R-V01-SW CLAREMORE													
School District	S001 - CLAREMORE SCHOOLS													
Legal Description Lat/Long: 36.30472949 -95.60567446														
S2 OF LOT 2 & ALL OF LOT 3 BLOCK 4 ACADEMY														
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" style="height: 100px;"> </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										
PD	Add-Homestead	Yes	1,000	1,000										
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax						
Remove Cap	0	Land Value	55,545	18,248	11%	2,007	Assessed	2,724	251.78					
Year Frozen	2014	Improvements	19,835	6,516		717	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	2,000	-185.00					
TIF Project ID	0	Total Value	75,380	24,764		2,724	Total Taxable	724	67.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660014987	ISGAR, GAYLE	17	74,306	2000	724	67.00							
2024	2024-660014987	ISGAR, GAYLE	17	70,754	2000	724	67.00							
2023	2023-660014987	ISGAR, GAYLE	17	50,285	2000	724	66.00							
2022	2022-660014987	ISGAR, GAYLE	17	26,277	2000	724	67.00							
2021	2021-660014987	ISGAR, GAYLE	17	30,787	2000	724	64.00							
2020	2020-660014987	ISGAR, GAYLE	17	26,609	2000	724	66.00							
2019	2019-660014987	ISGAR, GAYLE	17	25,802	2000	724	67.00							
2018	2018-660014987	ISGAR, GAYLE	17	25,941	2000	724	67.00							
2017	2017-660014987	ISGAR, GAYLE	17	25,825	1000	1,724	158.00							
2016	2016-660014987	ISGAR, GAYLE	17	25,462	1000	1,724	162.00							
2015	2015-660014987	ISGAR, GAYLE	17	25,256	1000	1,724	155.00							
2014	2014-660014987	ISGAR, GAYLE	17	25,361	1000	1,724	160.00							
2013	2013-660014987	ISGAR, GAYLE	17	24,452	1000	1,645	151.00							



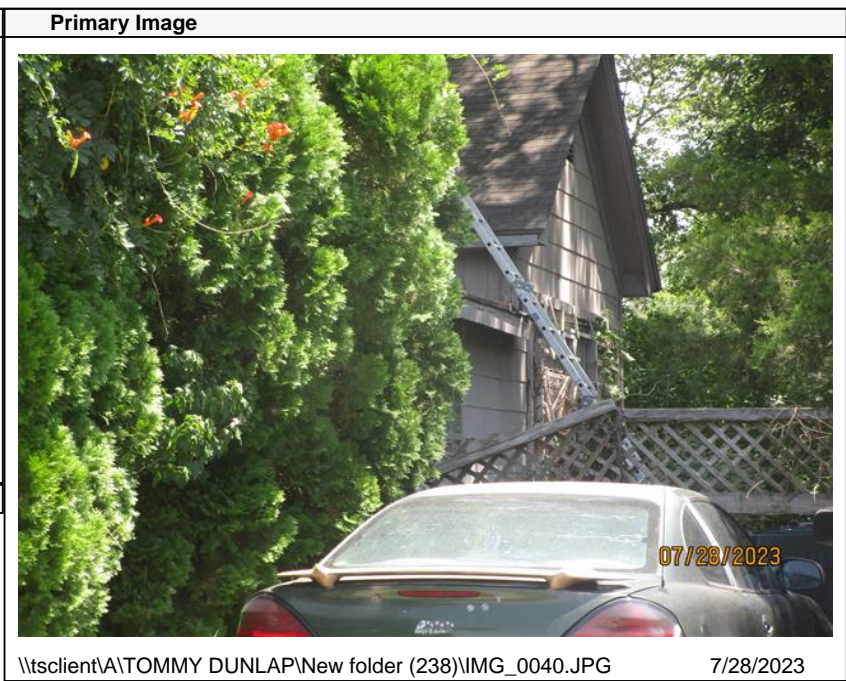
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Lot Data		Square-Foot - NBHD 1161 #1	
Lot Size			
Lot Count	1		
Units Buildable	1		
Non-Ag Acres	0.2318		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	10,099.00 x 5.50 = 55,545		
Factor Value			
Adjustments	1.0000		
Lot Value	55,545		



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Residential Data	
Type	1 Single Family Residence
Condition	2 - Fair
Quality	2 - Fair
Architecture	R3 Res Nbhd 3
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	850 / 850
Style	100% One Story
HVAC	100% Floor Furnace
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	4 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1918 / 108

### GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

### Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	21,954 25.83 Per SqFt

### Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	7
Indicated Value	65,600 Per SqFt

### Value Reconciliation

Selected Approach	Cost Approach
Improvements	19,835
Lot Value	55,545
Indicated Value	75,380 88.68 Per SqFt
Agland Value	
Site Improvements	
Total Value	75,380 88.68 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	101.13	Total Misc Impr	+ 737
Roofing Adj	+ 4.53	Garage Cost	+ 0
Subfloor Adj	+ 2.60	Total RCN	= 99,176
Heat/Cool Adj	+ 1.65	Depreciation ( 80%)	- 79,341
Plumbing Adj	+ 5.90	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 19,835
Adj Base Cost	= 115.81	Lot Value	+ 55,545
Total Area	x 850	Indicated Value	= 75,380
Adjusted Cost	= 98,439	Value Per SqFt	88.68

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	SLAB PORCH - OPEN	142437	12x6		72	10.24		737



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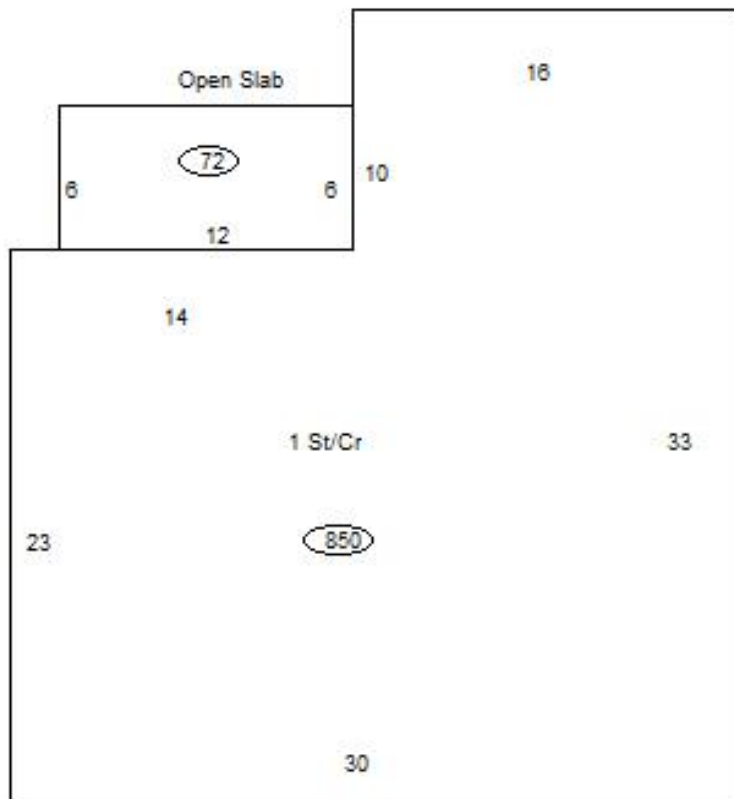
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Sketch Image

660014987



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	850	1.000	850
2	M	PATO		10	Open Slab	72	1.000	72
<b>Total Building Area</b>						850		850