



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 660014994 Parcel ID 000000-00-0-10015-004-0012 Cadastral ID 16-21-16-00305 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 310440 FOSTER, JAMES WELDON & RHONDA ELAINE CO-TRUSTEES FOSTER FAMILY TRUST 18441 E 430 RD CLAREMORE OK 74017-0000																																																						
Parcel Location Situs 00501 S NORMAL AVE Subdivision ACADEMY Lot/Block 0012 / 0004 Parcel Size 1 - Lots Sec/Twn/Rng 16 / 21 / 16 / 5 Neighborhood 1161 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS																																																						
Legal Description Lot/Long: 36.30495880 -95.60505152					Building Permits																																																	
LOT 12 BLOCK 4 ACADEMY					<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																																								
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Exemptions					Sale History																																																	
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code																																													
					2350/849	FOSTER, JAMES WELDON &	08/21/2013	0	4																																													
					1879/771	MURDOCK, RICHARD K & FAYE-N	06/27/2007	64,000	YES																																													
					1145/754	WALKER, MARTIN G & LINDA-HOPEW	10/09/1998	27,000	No																																													
					1097/79	TURNIPSEED, AVASTA W	12/15/1997	0	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>2008</td> <td>Land Value 39,331</td> <td>20,821</td> <td>11%</td> <td>2,290</td> <td>Assessed</td> <td>5,025</td> <td>464.46</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements 24,863</td> <td>24,863</td> <td> </td> <td>2,735</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 64,194</td> <td>45,684</td> <td> </td> <td>5,025</td> <td>Total Taxable</td> <td>5,025</td> <td>464.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax	Remove Cap	2008	Land Value 39,331	20,821	11%	2,290	Assessed	5,025	464.46	Year Frozen	0	Improvements 24,863	24,863		2,735	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00	TIF Project ID	0	Total Value 64,194	45,684		5,025	Total Taxable	5,025	464.00
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Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-660014994	FOSTER, JAMES WELDON &	17	64,937	0	4,786	442.00																																															
2024	2024-660014994	FOSTER, JAMES WELDON &	17	63,028	0	4,559	421.00																																															
2023	2023-660014994	FOSTER, JAMES WELDON &	17	57,676	0	4,342	398.00																																															
2022	2022-660014994	FOSTER, JAMES WELDON &	17	39,926	0	4,135	383.00																																															
2021	2021-660014994	FOSTER, JAMES WELDON &	17	37,354	0	3,938	348.00																																															
2020	2020-660014994	FOSTER, JAMES WELDON &	17	34,094	0	3,750	343.00																																															
2019	2019-660014994	FOSTER, JAMES WELDON &	17	32,841	0	3,613	335.00																																															
2018	2018-660014994	FOSTER, JAMES WELDON &	17	35,055	0	3,856	356.00																																															
2017	2017-660014994	FOSTER, JAMES WELDON &	17	34,723	0	3,820	351.00																																															
2016	2016-660014994	FOSTER, JAMES WELDON &	17	34,156	0	3,757	353.00																																															
2015	2015-660014994	FOSTER, JAMES WELDON &	17	33,748	0	3,712	335.00																																															
2014	2014-660014994	FOSTER, JAMES WELDON &	17	35,128	0	3,864	358.00																																															
2013	2013-660014994	FOSTER, JAMES WELDON &	17	35,283	0	3,720	340.00																																															



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Lot Data	Square-Foot - NBHD 1161 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	0.1642	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	7,151.00 x 5.50 = 39,331	
Factor Value		
Adjustments	1.0000	
Lot Value	39,331	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	R3 Res Nbhd 3
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	824 / 824
Style	100% One Story
HVAC	100% Floor Furnace
Roof Cover	4 Metal, Preformed
Area on Slab	0
Fixture/RghIn	4 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1928 / 74

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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	30,480	36.99	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	67,550		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	21,407		
Lot Value	39,331		
Indicated Value	60,738	73.71	Per SqFt
Agland Value			
Site Improvements	3,456		
Total Value	64,194	77.91	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	104.17	Total Misc Impr	+	3,019			
Roofing Adj	+ 5.48	Garage Cost	+				
Subfloor Adj	+ 2.67	Total RCN	=	101,940			
Heat/Cool Adj	+ 1.65	Depreciation (79%)	-	80,533			
Plumbing Adj	+ 6.08	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	21,407			
Adj Base Cost	= 120.05	Lot Value	+	39,331			
Total Area	x 824	Indicated Value	=	60,738			
Adjusted Cost	= 98,921	Value Per SqFt		73.71			

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	35953	20x6		120	20.92		2,510
PRCH	SLAB PORCH - COVERED	142442	6x4		24	21.22		509



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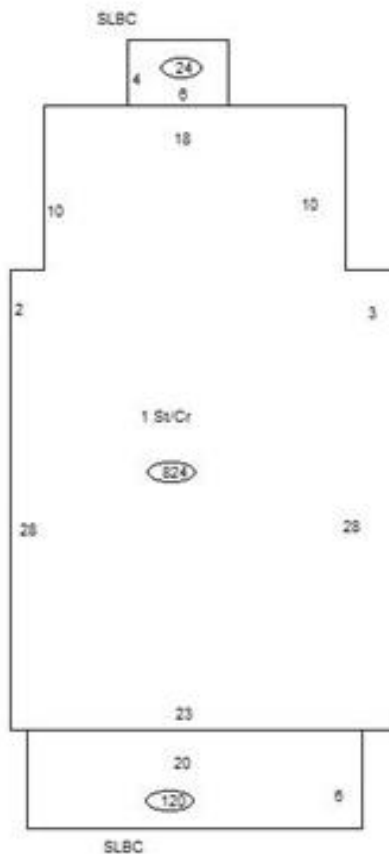
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Sketch Image

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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	824	1.000	824
2	M	PRCH		10	SLBC	120	1.000	120
3	M	PRCH		10	SLBC	24	1.000	24
Total Building Area						824		824



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	DTGF	DETACHED GARAGE FAIR	0x0x0			480
	Qual 2	Cond 3	Year	Eff Age		
Valuation Summary		Modifier Total	RCN	Depr (55% Phys/ % Func)	RCNLD	
Base Cost (16.00 x 480)		7,680		7,680	4,224	3,456