



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 660014996 Parcel ID 000000-00-0-10015-005-0005 Cadastral ID 16-21-16-00320 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 314224 DYER ADAMS PROPERTY #1 LLC 13877 E ANDERSON DR CLAREMORE OK 74017-0000 Parcel Location Situs 00514 S PERDUE AVE Subdivision ACADEMY Lot/Block 0005 / 0005 Parcel Size 2 - Lots Sec/Twn/Rng 16 / 21 / 16 / 5 Neighborhood 1161 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS					<p>\\tsclient\A\TOMMY DUNLAP\New folder (238)\IMG_0051.JPG 7/28/2023</p>														
Legal Description Lot/Long: 36.30350216 -95.60557723																			
LOTS 4 & 5 BLOCK 5 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> </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										
					2446/708 763/149	DYER, PATRICIA L	12/30/2014	0 35,000	4 No										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax										
Remove Cap	0	Land Value	73,115	35,823	11%	3,941	Assessed	10,493	969.87										
Year Frozen	0	Improvements	61,794	59,569		6,552	Penalty	0											
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00										
TIF Project ID	0	Total Value	134,909	95,392		10,493	Total Taxable	10,493	970.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660014996	DYER ADAMS PROPERTY #1 LLC			17	133,103	0	9,994	924.00										
2024	2024-660014996	DYER ADAMS PROPERTY #1 LLC			17	138,610	0	9,518	880.00										
2023	2023-660014996	DYER ADAMS PROPERTY #1 LLC			17	86,964	0	9,065	830.00										
2022	2022-660014996	DYER ADAMS PROPERTY #1 LLC			17	78,481	0	8,633	799.00										
2021	2021-660014996	DYER ADAMS PROPERTY #1 LLC			17	81,439	0	8,673	766.00										
2020	2020-660014996	DYER ADAMS PROPERTY #1 LLC			17	75,094	0	8,261	756.00										
2019	2019-660014996	DYER ADAMS PROPERTY #1 LLC			17	72,885	0	8,018	743.00										
2018	2018-660014996	DYER ADAMS PROPERTY #1 LLC			17	76,906	0	8,460	782.00										
2017	2017-660014996	DYER ADAMS PROPERTY #1 LLC			17	76,333	0	8,397	771.00										
2016	2016-660014996	DYER ADAMS PROPERTY #1 LLC			17	74,602	0	8,207	770.00										
2015	2015-660014996	DYER, PATRICIA L			17	74,219	0	8,165	736.00										
2014	2014-660014996	DYER, PATRICIA L			17	74,716	0	8,151	756.00										
2013	2013-660014996	DYER, PATRICIA L			17	71,881	0	7,763	710.00										



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Lot Data		Square-Foot - NBHD 1161 #1		Primary Image	
Lot Size					
Lot Count	1				
Units Buildable	1				
Non-Ag Acres	0.3408				
Topography					
Street Access					
Utilities					
Amenities	LAND QUALITY	0	0		
Method	Square-Foot				
Base Lot Value	14,846.00 x 4.92 = 73,115				
Factor Value				\\tsclient\A\TOMMY DUNLAP\New folder (238)\IMG_0051.JPG 7/28/2023	
Adjustments	1.0000			GRM Approach	
Lot Value	73,115			GRM Code Gross Rent 0.00 Indicated Value	
Residential Data				Multiple Regression	
Type	1 Single Family Residence			MRA Code 1 Test	
Condition	3 - Average			Adusted R 0.8445	
Quality	2 - Fair			Indicated Value 85,991 76.78 Per SqFt	
Architecture	R3 Res Nbhd 3			Direct Comparables	
Style	100% One Story			Selection Model A Adam Test Adjustment Model 1 2022 Residential Comparables 8 Indicated Value 125,560 Per SqFt	
Exterior Wall	10% Veneer, Masonry 90% Frame, Siding, Wood			Value Reconciliation	
Base/Total Area	1,120 / 1,120			Selected Approach Cost Approach Improvements 61,420 Lot Value 73,115 Indicated Value 134,535 120.12 Per SqFt Agland Value Site Improvements 374 Total Value 134,909 120.45 Total Value Per SqFt	
Style	100% One Story				
HVAC	100% Warmed & Cooled Air				
Roof Cover	1 Composition Shingle				
Area on Slab	0				
Fixture/RghIn	7 /				
Bed/F/H Bath	3 / 1.5 /				
Basement Area					
Garage Type	192 Carport - Gable Roof				
Remodel					
Year/Eff Age	1965 / 46				
Cost Approach		Manual : 01/2025			
Base Cost	93.67	Total Misc Impr	+ 3,164		
Roofing Adj	+ 4.16	Garage Cost	+ 1,256		
Subfloor Adj	+ 2.40	Total RCN	= 136,490		
Heat/Cool Adj	+ 10.30	Depreciation (55%)	- 75,070		
Plumbing Adj	+ 7.39	Lump Sums	+ 0		
Basement Adj	+ 0.00	RCNLD	= 61,420		
Adj Base Cost	= 117.92	Lot Value	+ 73,115		
Total Area	x 1,120	Indicated Value	= 134,535		
Adjusted Cost	= 132,070	Value Per SqFt	120.12		

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
PRCH	SLAB PORCH - COVERED	35960	8x7		56	21.12	1,183
PATO	SLAB PORCH - OPEN	142444	18x12		216	9.17	1,981



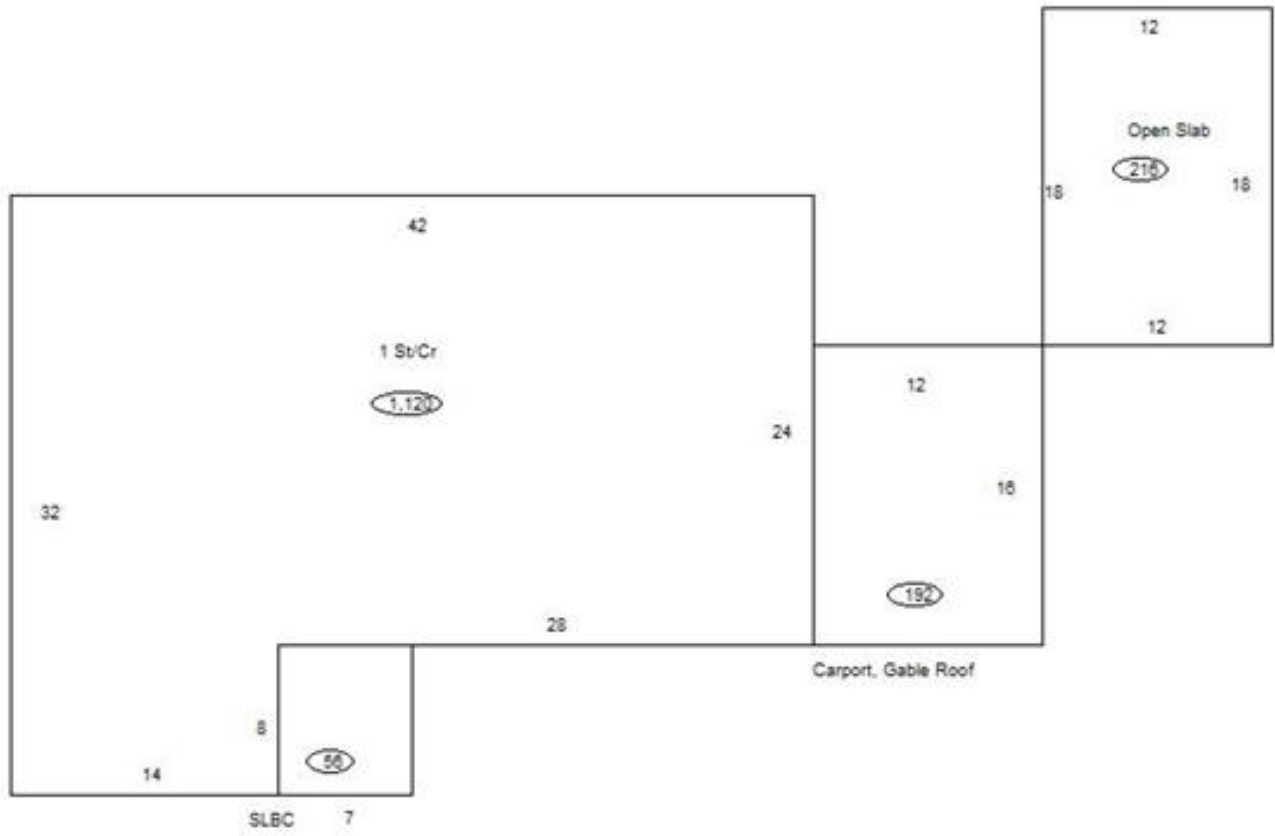
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Sketch Image

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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	1,120	1.000	1,120
2	G	3		10	Carport, Gable Roof	192	1.000	192
3	M	PRCH		10	SLBC	56	1.000	56
4	M	PATO		10	Open Slab	216	1.000	216
Total Building Area						1,120		1,120



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	0x0x0			160
	Qual 2	Cond 3	Year	Eff Age		
Valuation Summary		Modifier Total		RCN	Depr (50% Phys/ % Func)	RCNLD
Base Cost (4.68 x 160)		749		749	375	374