



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	660014999													
Parcel ID	000000-00-0-10015-005-0010													
Cadastral ID	16-21-16-00350													
Property Type	REAL - Real Property													
Property Class	URP	VI Area	1											
Tax Area	17 - CLAREMORE OT													
Name ID	318195													
TUCKER, KENNETH C & TRACI														
4726 E CANEY RIVER RD CLAREMORE OK 74019-0000														
Parcel Location														
Situs	00607 S NORMAL AVE													
Subdivision	ACADEMY													
Lot/Block	0010 / 0005	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: 36.30364155 -95.60491914														
N2 OF LOT 9 & ALL LOT 10 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 colspan="5"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount										
Exemptions														
Code	Type	Active	Maximum	Exemption	Sale History									
					Bk/Pg	Grantor	Date	Price	Code					
					2546/226	TATOWICZ, MITZI ANN &	04/29/2016	46,000	YES					
					2150/880	BEARD, GEORGE K &	12/31/2010	0	4					
					1183/784	O'DANIEL, MITZI ANN	07/29/1999	0	No					
					1032/526	HALLETT, JEFFERY A &	07/11/1996	48,500	Yes					
					894/413	WILSON, RODNEY SCOTT	09/28/1992	34,000	Yes					
					870/115	BALLARD, THOMAS	12/27/1991	30,000	No					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax						
Remove Cap	2017	Land Value	58,179	22,911	11%	2,520	Assessed	6,715	620.67					
Year Frozen	0	Improvements	54,081	38,132		4,195	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00					
TIF Project ID	0	Total Value	112,260	61,043		6,715	Total Taxable	6,715	621.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660014999	TUCKER, KENNETH C & TRACI	17	110,723	0	6,395	591.00							
2024	2024-660014999	TUCKER, KENNETH C & TRACI	17	109,196	0	6,091	563.00							
2023	2023-660014999	TUCKER, KENNETH C & TRACI	17	69,579	0	5,801	531.00							
2022	2022-660014999	TUCKER, KENNETH C & TRACI	17	52,500	0	5,525	511.00							
2021	2021-660014999	TUCKER, KENNETH C & TRACI	17	50,095	0	5,261	465.00							
2020	2020-660014999	TUCKER, KENNETH C & TRACI	17	45,554	0	5,011	459.00							
2019	2019-660014999	TUCKER, KENNETH C & TRACI	17	44,730	0	4,920	456.00							
2018	2018-660014999	TUCKER, KENNETH C & TRACI	17	48,033	0	5,284	488.00							
2017	2017-660014999	TUCKER, KENNETH C & TRACI	17	47,711	0	5,248	482.00							
2016	2016-660014999	TUCKER, KENNETH C & TRACI	17	39,965	0	4,396	413.00							
2015	2015-660014999	TATOWICZ, MITZI ANN &	17	41,859	0	4,605	415.00							
2014	2014-660014999	TATOWICZ, MITZI ANN &	17	43,052	0	4,736	439.00							
2013	2013-660014999	TATOWICZ, MITZI ANN &	17	44,979	0	4,547	416.00							



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Lot Data	Square-Foot - NBHD 1161 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	0.2428	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	10,578.00 x 5.50 = 58,179	
Factor Value		
Adjustments	1.0000	
Lot Value	58,179	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	85% Veneer, Masonry 15% Frame, Siding, Wood
Base/Total Area	1,145 / 1,145
Style	100% One Story
HVAC	100% Floor Furnace
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	4 /
Bed/F/H Bath	3 / 1.0 /
Basement Area	
Garage Type	276 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1943 / 62

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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	91,654	80.05	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	143,460		Per SqFt

Cost Approach				Manual : 01/2025	
Base Cost	113.01	Total Misc Impr	+	5,996	
Roofing Adj	+ 4.84	Garage Cost	+	9,014	
Subfloor Adj	+ 1.25	Total RCN	=	159,062	
Heat/Cool Adj	+ 1.84	Depreciation (66%)	-	104,981	
Plumbing Adj	+ 4.87	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	54,081	
Adj Base Cost	= 125.81	Lot Value	+	58,179	
Total Area	x 1,145	Indicated Value	=	112,260	
Adjusted Cost	= 144,052	Value Per SqFt		98.04	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	54,081		
Lot Value	58,179		
Indicated Value	112,260	98.04	Per SqFt
Agland Value			
Site Improvements			
Total Value	112,260	98.04	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	35968	14x6		84	24.00		2,016
PRCH	SLAB PORCH - COVERED	35969	14x12		168	23.69		3,980



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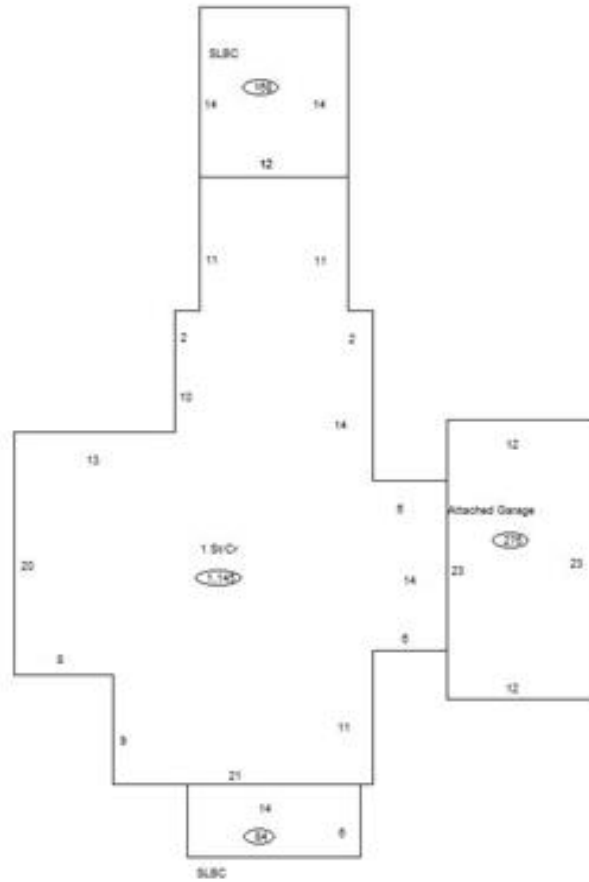
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Sketch Image

660014999



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	1,145	1.000	1,145
2	G	1		10	Attached Garage	276	1.000	276
3	M	PRCH		10	SLBC	84	1.000	84
4	M	PRCH		10	SLBC	168	1.000	168
Total Building Area						1,145		1,145