



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	660015010				<p>\\tsclient\A\TOMMY DUNLAP\New folder (239)\IMG_0013.JPG 8/1/2023</p>									
Parcel ID	000000-00-0-10015-008-0009													
Cadastral ID	16-21-16-00450													
Property Type	REAL - Real Property													
Property Class	URP	VI Area 1												
Tax Area	17 - CLAREMORE OT													
Name ID	345886													
BALDWIN, JUSTIN M														
505 ALASKA ST CLAREMORE OK 74017-7908														
Parcel Location														
Situs	00505 ALASKA													
Subdivision	ACADEMY													
Lot/Block	0009 / 0008	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: 36.30288917 -95.60494243														
W2 OF LOTS 9 & 10 BLOCK 8 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														
Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code					
					/	BALDWIN, CHESTER M	12/02/2024	0	4					
					780/831			44,000	No					
Parcel Valuation														
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax					
Remove Cap	0	Land Value	39,325	23,597	11%	2,596	Assessed	8,092	747.94					
Year Frozen	0	Improvements	60,846	49,962		5,496	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00					
TIF Project ID	0	Total Value	100,171	73,559		8,092	Total Taxable	8,092	748.00					
Assessment History														
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax					
2025	2025-660015010	BALDWIN, JUSTIN M			17	98,204	0	7,707	712.00					
2024	2024-660015010	BALDWIN, CHESTER M			17	99,075	0	7,339	678.00					
2023	2023-660015010	BALDWIN, CHESTER M			17	77,300	0	6,990	640.00					
2022	2022-660015010	BALDWIN, CHESTER M			17	60,519	0	6,657	616.00					
2021	2021-660015010	BALDWIN, CHESTER M			17	62,304	0	6,853	605.00					
2020	2020-660015010	BALDWIN, CHESTER M			17	59,395	0	6,533	598.00					
2019	2019-660015010	BALDWIN, CHESTER M			17	56,662	0	6,233	577.00					
2018	2018-660015010	BALDWIN, CHESTER M			17	61,248	0	6,737	622.00					
2017	2017-660015010	BALDWIN, CHESTER M			17	60,751	0	6,683	614.00					
2016	2016-660015010	BALDWIN, CHESTER M			17	59,327	0	6,526	613.00					
2015	2015-660015010	BALDWIN, CHESTER M			17	58,829	0	6,471	584.00					
2014	2014-660015010	BALDWIN, CHESTER M			17	60,570	0	6,452	598.00					
2013	2013-660015010	BALDWIN, CHESTER M			17	57,306	0	6,144	562.00					



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Lot Data		Square-Foot - NBHD 1161 #1	
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	7,150.00 x 5.50 = 39,325		
Factor Value			
Adjustments	1.0000		
Lot Value	39,325		



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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	984 / 984
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	984
Fixture/RghIn	4 /
Bed/F/H Bath	3 / 1.0 /
Basement Area	
Garage Type	88 Carport - Gable Roof
Remodel	
Year/Eff Age	1978 / 36

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	81,750	83.08	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	103,430 Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	94.73	Total Misc Impr	+ 287				
Roofing Adj	+ 4.25	Garage Cost	+ 576				
Subfloor Adj	+ 0.00	Total RCN	= 113,403				
Heat/Cool Adj	+ 10.30	Depreciation (47%)	- 53,299				
Plumbing Adj	+ 5.09	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 60,104				
Adj Base Cost	= 114.37	Lot Value	+ 39,325				
Total Area	x 984	Indicated Value	= 99,429				
Adjusted Cost	= 112,540	Value Per SqFt	101.05				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	60,104		
Lot Value	39,325		
Indicated Value	99,429	101.05	Per SqFt
Agland Value			
Site Improvements	742		
Total Value	100,171	101.80	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	SLAB PORCH - OPEN	142449	7x4		28	10.24		287



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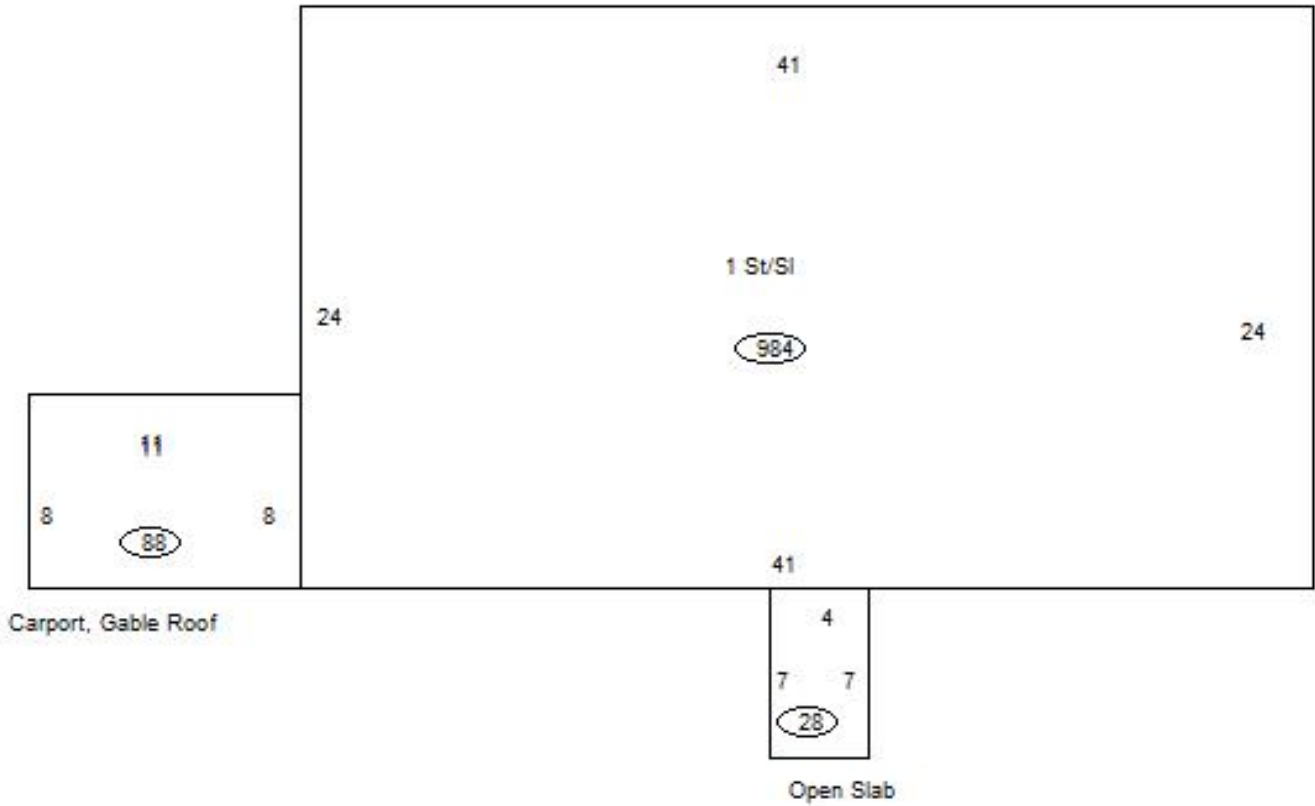
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Sketch Image

660015010



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	984	1.000	984
2	G	3		10	Carport, Gable Roof	88	1.000	88
3	M	PATO		10	Open Slab	28	1.000	28
Total Building Area						984		984



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	0x0x0			176
	Qual	2	Cond 3	Year	Eff Age	
Valuation Summary		Modifier Total	RCN	Depr (10% Phys/ % Func)		RCNLD
Base Cost (4.68 x 176)		824		824		742