




# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image														
<b>Account</b> 660015032 <b>Parcel ID</b> 000000-00-0-10280-003-0001 <b>Cadastral ID</b> 16-21-16-00710 <b>Property Type</b> REAL - Real Property <b>Property Class</b> URP VI Area 1 <b>Tax Area</b> 17 - CLAREMORE OT <b>Name ID</b> 335580 FERRIS, CONNOR T  710 S CHOCTAW AVE CLAREMORE OK 74017-0000  <b>Parcel Location</b> <b>Situs</b> 00710 S CHOCTAW AVE <b>Subdivision</b> NORFLEET <b>Lot/Block</b> 0001 / 0003 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 16 / 21 / 16 / 5 <b>Neighborhood</b> 1161 - R-V01-SW CLAREMORE <b>School District</b> S001 - CLAREMORE SCHOOLS					 <p style="text-align: right; color: orange;">08/01/2023</p> <p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-8-1\IMG_0022. 8/1/2023</p>														
<b>Legal Description</b> Lat/Long: 36.30124956 -95.61005007																			
LOT 1 BLOCK 3 NORFLEET					<b>Building Permits</b> <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															
<b>Exemptions</b>					<b>Sale History</b>														
<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>	<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>										
HV	Veteran	No	99,999		/	MARTIN, SHERRY	08/18/2021	130,500	YES										
					2479/445	LATHROP, DONALD L & POLLY JEAN	06/10/2015	77,500	YES										
<b>Parcel Valuation</b>																			
<b>Source</b>	<b>REAL</b>		<b>Fair Cash</b>	<b>Capped</b>	<b>Asmnt Level</b>	<b>Assessed</b>	<b>Levy Rate</b>	92.430	<b>Current Tax</b>										
Remove Cap	2022		Land Value 46,475	46,475	11%	5,112	Assessed	11,263	1,041.04										
Year Frozen	1997		Improvements 55,919	55,919		6,151	Penalty	0											
Uncapped Value	0		Mobile Home 0	0		0	Exemption	0	0.00										
TIF Project ID	0		Total Value 102,394	102,394		11,263	Total Taxable	11,263	1,041.00										
<b>Assessment History</b>																			
<b>Tax Year</b>	<b>Statement Number</b>	<b>Billed Owner</b>			<b>Tax Area</b>	<b>Total Value</b>	<b>Exemptions</b>	<b>Taxable Value</b>	<b>Billed Tax</b>										
2025	2025-660015032	FERRIS, CONNOR T			17	100,689	0	11,076	1,024.00										
2024	2024-660015032	FERRIS, CONNOR T			17	109,372	0	12,031	1,112.00										
2023	2023-660015032	FERRIS, CONNOR T			17	130,500	0	14,355	1,315.00										
2022	2022-660015032	FERRIS, CONNOR T			17	130,500	0	14,355	1,329.00										
2021	2021-660015032	FERRIS, CONNOR T			17	72,144	0	7,936	701.00										
2020	2020-660015032	MARTIN, SHERRY			17	72,824	0	8,011	734.00										
2019	2019-660015032	MARTIN, SHERRY			17	78,579	0	8,644	801.00										
2018	2018-660015032	MARTIN, SHERRY			17	81,702	0	8,987	830.00										
2017	2017-660015032	MARTIN, SHERRY			17	81,068	0	8,917	819.00										
2016	2016-660015032	MARTIN, SHERRY			17	79,085	0	8,699	816.00										
2015	2015-660015032	MARTIN, SHERRY			17	73,746	3599		.00										
2014	2014-660015032	LATHROP, DONALD L & POLLY JEAN			17	74,277	3598		.00										
2013	2013-660015032	LATHROP, DONALD L & POLLY JEAN			17	70,853	2000	1,599	146.00										



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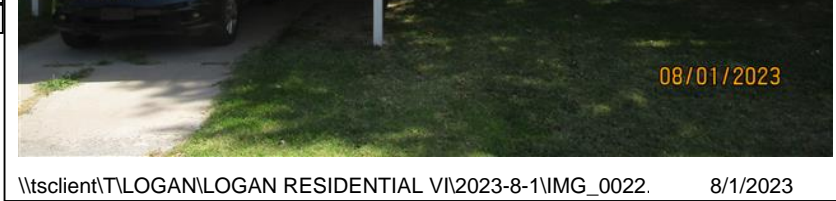
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Lot Data	Square-Foot - NBHD 1161 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	0.194	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	8,450.00 x 5.50 = 46,475	
Factor Value		
Adjustments	1.0000	
Lot Value	46,475	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	R3 Res Nbhd 3
Style	100% One Story
Exterior Wall	5% Veneer, Masonry 95% Frame, Siding, Vinyl
Base/Total Area	928 / 928
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	4 /
Bed/F/H Bath	3 / 1.0 /
Basement Area	
Garage Type	336 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1964 / 47



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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	88,242	95.09	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	131,950		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	97.89	Total Misc Impr	+	6,453			
Roofing Adj	+ 4.41	Garage Cost	+	8,766			
Subfloor Adj	+ 2.55	Total RCN	=	127,089			
Heat/Cool Adj	+ 10.30	Depreciation ( 56%)	-	71,170			
Plumbing Adj	+ 5.40	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	55,919			
Adj Base Cost	= 120.55	Lot Value	+	46,475			
Total Area	x 928	Indicated Value	=	102,394			
Adjusted Cost	= 111,870	Value Per SqFt		110.34			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	55,919		
Lot Value	46,475		
Indicated Value	102,394	110.34	Per SqFt
Agland Value			
Site Improvements			
Total Value	102,394	110.34	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
CPDT	CARPOT - DETACHED	36069	16x14		224	10.13		2,269
PRCH	SLAB PORCH - COVERED	36070	8x7		56	21.12		1,183
PRCH	SLAB PORCH - COVERED	36071	12x12		144	20.84		3,001



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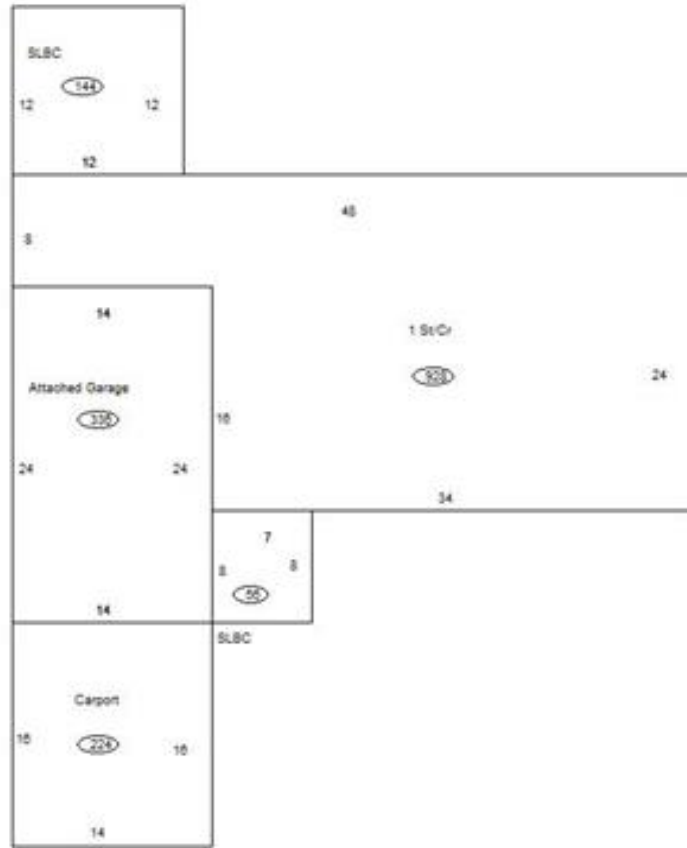
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Sketch Image

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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	928	1.000	928
2	G	1		10	Attached Garage	336	1.000	336
3	M	CPDT		10	Carport	224	1.000	224
4	M	PRCH		10	SLBC	56	1.000	56
5	M	PRCH		10	SLBC	144	1.000	144
<b>Total Building Area</b>						<b>928</b>		<b>928</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	0x0x0			
	Qual	2	Cond	Year	Eff Age	
<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (4.68 x )						