



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 660015052 Parcel ID 000000-00-0-10280-004-0009 Cadastral ID 16-21-16-01000 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 310660 STEPHENS, KARIN S & DAN C 307 E FRY TERRACE CLAREMORE OK 74017-0000 Parcel Location Situs 00307 E FRY TER Subdivision NORFLEET Lot/Block 0009 / 0004 Parcel Size 1 - Lots Sec/Twn/Rng 16 / 21 / 16 / 5 Neighborhood 1161 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS					<p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-8-7\IMG_0002. 8/7/2023</p>														
Legal Description Lat/Long: 36.30252727 -95.60875279																			
LOT 9 BLOCK 4 NORFLEET					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										
H	Homestead	Yes	1,000	1,000	2356/625	DONALDSON, CHARLES TRUSTEE	09/09/2013	64,000	YES										
H	Homestead	No	1,000		2298/643	DONALDSON, TOBEY	01/09/2013	0	4										
					889/707	DONALDSON, TOBEY K &	08/18/1992	0	No										
					885/712	TANNER, GARTH	06/30/1992	38,000	Yes										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax										
Remove Cap	2014		Land Value 43,170	21,211	11%	2,333	Assessed	8,371	773.73										
Year Frozen	2003		Improvements 67,348	54,888		6,038	Penalty	0											
Uncapped Value	0		Mobile Home 0	0		0	Exemption	1,000	-93.00										
TIF Project ID	0		Total Value 110,518	76,099		8,371	Total Taxable	7,371	681.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660015052	STEPHENS, KARIN S & DAN C			17	108,219	1000	7,127	659.00										
2024	2024-660015052	STEPHENS, KARIN S & DAN C			17	109,135	1000	6,890	637.00										
2023	2023-660015052	STEPHENS, KARIN S & DAN C			17	84,475	1000	6,661	610.00										
2022	2022-660015052	STEPHENS, KARIN S & DAN C			17	67,615	1000	6,438	596.00										
2021	2021-660015052	STEPHENS, KARIN S & DAN C			17	67,140	1000	6,385	564.00										
2020	2020-660015052	STEPHENS, KARIN S & DAN C			17	66,192	1000	6,232	571.00										
2019	2019-660015052	STEPHENS, KARIN S & DAN C			17	63,834	1000	6,022	558.00										
2018	2018-660015052	STEPHENS, KARIN S & DAN C			17	66,375	1000	6,301	582.00										
2017	2017-660015052	STEPHENS, KARIN S & DAN C			17	65,892	1000	6,248	574.00										
2016	2016-660015052	STEPHENS, KARIN S & DAN C			17	64,299	1000	6,073	570.00										
2015	2015-660015052	STEPHENS, KARIN S & DAN C			17	63,529	1000	5,988	540.00										
2014	2014-660015052	STEPHENS, KARIN S & DAN C			17	63,973	1000	6,037	560.00										
2013	2013-660015052	STEPHENS, KARIN S & DAN C			17	69,187	1000	2,923	267.00										



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Lot Data	Square-Foot - NBHD 1161 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	0.1802	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	7,849.00 x 5.50 = 43,170	
Factor Value		
Adjustments	1.0000	
Lot Value	43,170	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	5% Veneer, Masonry 95% Frame, Siding, Wood
Base/Total Area	966 / 966
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	966
Fixture/RghIn	4 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	275 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1979 / 35



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	97,771	101.21	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	2		
Indicated Value	128,860		Per SqFt

Cost Approach				Manual : 01/2025	
Base Cost	95.81	Total Misc Impr	+	1,015	
Roofing Adj	+ 4.27	Garage Cost	+	7,620	
Subfloor Adj	+ 0.00	Total RCN	=	120,276	
Heat/Cool Adj	+ 10.30	Depreciation (46%)	-	55,327	
Plumbing Adj	+ 5.19	Lump Sums	+	2,399	
Basement Adj	+ 0.00	RCNLD	=	67,348	
Adj Base Cost	= 115.57	Lot Value	+	43,170	
Total Area	x 966	Indicated Value	=	110,518	
Adjusted Cost	= 111,641	Value Per SqFt		114.41	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	67,348		
Lot Value	43,170		
Indicated Value	110,518	114.41	Per SqFt
Agland Value			
Site Improvements			
Total Value	110,518	114.41	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	36143	8x6		48	21.14		1,015
WODO	WOOD DECK - OPEN	36144	12x11		132	22.72	20%	2,399



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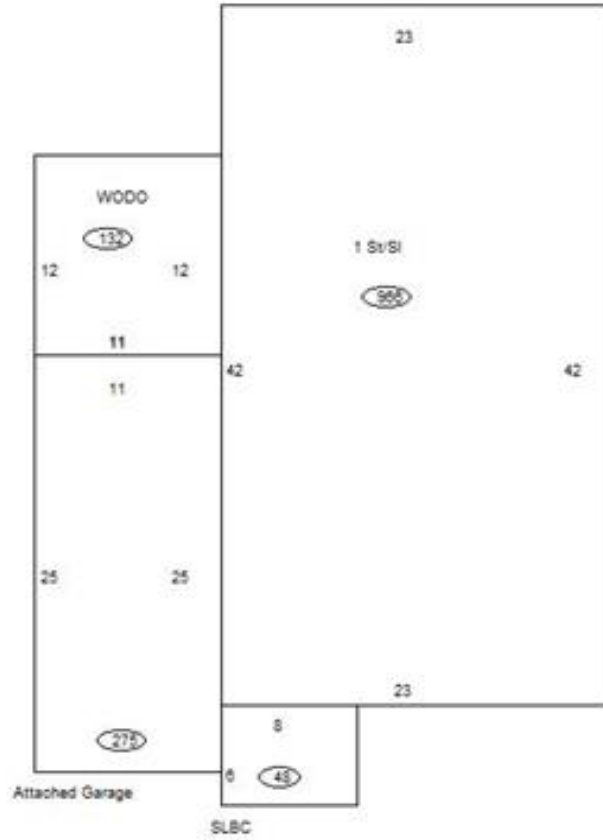
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/Sl	966	1.000	966
2	G	1		10	Attached Garage	275	1.000	275
3	M	PRCH		10	SLBC	48	1.000	48
4	M	WODO		10	WODO	132	1.000	132
Total Building Area						966		966



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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	
Valuation Summary		Modifier Total		RCN	Depr (100% Phys/ % Func)	RCNLD
Base Cost (4.68 x)						