



# 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> 660015305 <b>Parcel ID</b> 000000-00-0-10410-003-0006 <b>Cadastral ID</b> 16-21-16-06170 <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> 281409 JARVIS, DUNCAN TAYLOR  TRUSTEE 104 E 9TH PL S CLAREMORE OK 74017-0000  <b>Parcel Location</b> <b>Situs</b> 00104 E 9TH PL S <b>Subdivision</b> SPRING MILL SOUTH <b>Lot/Block</b> 0006 / 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>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-8-15\IMG_000: 8/15/2023</p>																																																	
<b>Legal Description</b> Lat/Long: 36.29864342 -95.61169795																																																						
LOT 6 BLOCK 3 SPRINGMILL SOUTH					<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																																								
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<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>																																													
H	Homestead	Yes	1,000	1,000	1431/340	JARVIS, HAROLD & SHIRLEY~TRUST	12/05/2002	68,000	4																																													
					936/337	FLOWERS, ROBERT A &	11/16/1993	62,300	Yes																																													
<b>Parcel Valuation</b>					<table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>92.430</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>0</td> <td>Land Value 67,410</td> <td>21,642</td> <td>11%</td> <td>2,381</td> <td>Assessed</td> <td>15,276</td> <td>1,411.96</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements 126,558</td> <td>117,229</td> <td> </td> <td>12,895</td> <td>Penalty</td> <td>0</td> <td> </td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home 0</td> <td>0</td> <td> </td> <td>0</td> <td>Exemption</td> <td>1,000</td> <td>-92.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 193,968</td> <td>138,871</td> <td> </td> <td>15,276</td> <td>Total Taxable</td> <td>14,276</td> <td>1,320.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax	Remove Cap	0	Land Value 67,410	21,642	11%	2,381	Assessed	15,276	1,411.96	Year Frozen	0	Improvements 126,558	117,229		12,895	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	1,000	-92.00	TIF Project ID	0	Total Value 193,968	138,871		15,276	Total Taxable	14,276	1,320.00
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<b>Assessment History</b>																																																						
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-660015305	JARVIS, DUNCAN TAYLOR	17	191,967	1000	13,831	1,278.00																																															
2024	2024-660015305	JARVIS, DUNCAN TAYLOR	17	196,585	1000	13,399	1,238.00																																															
2023	2023-660015305	JARVIS, DUNCAN TAYLOR	17	157,279	1000	12,980	1,189.00																																															
2022	2022-660015305	JARVIS, DUNCAN TAYLOR	17	140,421	1000	12,573	1,164.00																																															
2021	2021-660015305	JARVIS, DUNCAN TAYLOR	17	147,019	1000	12,177	1,075.00																																															
2020	2020-660015305	JARVIS, DUNCAN TAYLOR	17	144,544	1000	11,794	1,080.00																																															
2019	2019-660015305	JARVIS, DUNCAN TAYLOR	17	140,593	1000	11,421	1,058.00																																															
2018	2018-660015305	JARVIS, DUNCAN TAYLOR	17	146,113	1000	11,059	1,022.00																																															
2017	2017-660015305	JARVIS, DUNCAN TAYLOR	17	144,846	1000	10,708	983.00																																															
2016	2016-660015305	JARVIS, DUNCAN TAYLOR	17	140,975	1000	10,367	973.00																																															
2015	2015-660015305	JARVIS, DUNCAN TAYLOR	17	100,328	1000	10,036	905.00																																															
2014	2014-660015305	JARVIS, DUNCAN TAYLOR	17	101,121	1000	9,831	912.00																																															
2013	2013-660015305	JARVIS, DUNCAN TAYLOR	17	95,596	1000	9,516	871.00																																															



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Lot Data		Square-Foot - NBHD 1161 #1		Primary Image	
Lot Size					
Lot Count	1				
Units Buildable	1				
Non-Ag Acres	0.2884				
Topography					
Street Access					
Utilities					
Amenities	LAND QUALITY		0		
			0		
Method	Square-Foot				
Base Lot Value	12,564.00 x 5.37 = 67,410				
Factor Value					
Adjustments	1.0000				
Lot Value	67,410				

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	R3 Res Nbhd 3
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,242 / 1,814
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,242
Fixture/RghIn	11 /
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	513 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1981 / 34

Cost Approach		Manual : 01/2025	
Base Cost	90.78	Total Misc Impr	+ 2,194
Roofing Adj	+ 3.16	Garage Cost	+ 14,005
Subfloor Adj	+ -0.81	Total RCN	= 220,020
Heat/Cool Adj	+ 11.47	Depreciation ( 44%)	- 96,809
Plumbing Adj	+ 7.76	Lump Sums	+ 3,347
Basement Adj	+ 0.00	RCNLD	= 126,558
Adj Base Cost	= 112.36	Lot Value	+ 67,410
Total Area	x 1,814	Indicated Value	= 193,968
Adjusted Cost	= 203,821	Value Per SqFt	106.93

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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	184,813	101.88	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	201,630 Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	126,558		
Lot Value	67,410		
Indicated Value	193,968	106.93	Per SqFt
Agland Value			
Site Improvements			
Total Value	193,968	106.93	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	SLAB PORCH - OPEN	36780	12x7		84	10.86		912
PATO	SLAB PORCH - OPEN	36781	12x10		120	10.68		1,282
BALW	BALCONY - WOOD	36782	14x9		126	26.56		3,347



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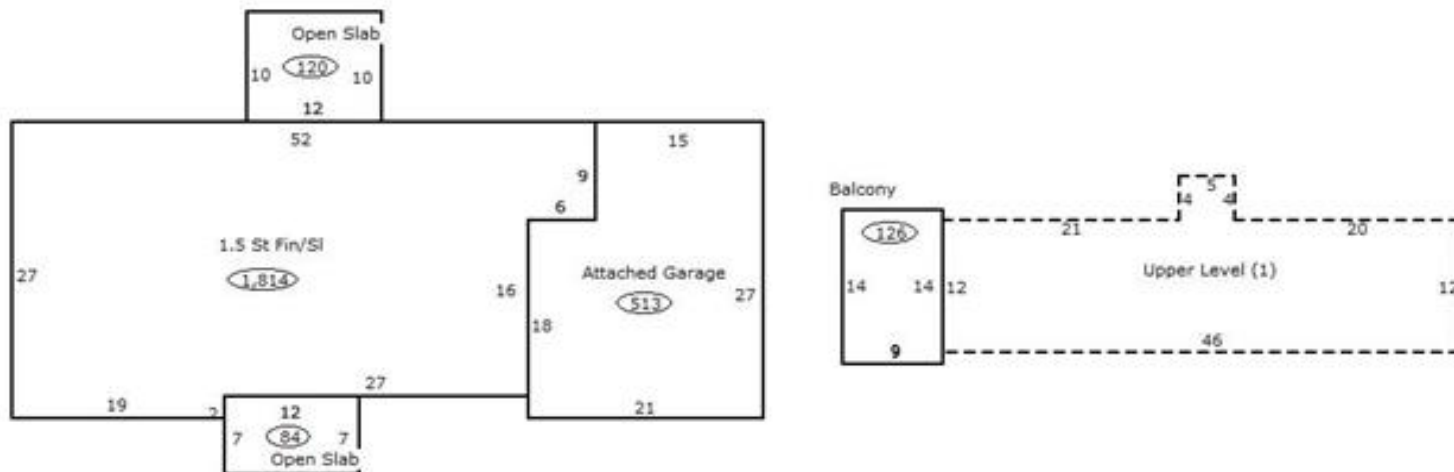
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Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/SI	1,242	1.461	1,814
2	G	1		13	Attached Garage	513	1.000	513
3	M	PATO		13	Open Slab	84	1.000	84
4	M	PATO		13	Open Slab	120	1.000	120
5	M	BALW		13	Balcony	126	1.000	126
6	U	^UL		13	Upper Level (1)	572	1.000	572
<b>Total Building Area</b>						1,242		1,814



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	GHF	GREENHOUSE	0x0x0			
	Qual	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 (5.00 x )						