




# 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> 660015425 <b>Parcel ID</b> 000000-00-0-10195-001-0002 <b>Cadastral ID</b> 16-21-16-07380 <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> 276676 FARRIS, RUTH  605 S MARYLAND CLAREMORE OK 74017-0000  <b>Parcel Location</b> <b>Situs</b> 00605 S MARYLAND AVE <b>Subdivision</b> HOMEBUILDERS <b>Lot/Block</b> 0002 / 0001 <b>Parcel Size</b> .25 - 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\2023-8-18\IMG_0011 8/18/2023</p>																																												
<b>Legal Description</b> Lat/Long: 36.30513663 -95.61423982																																																	
<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 colspan="5"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																			
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N 60' E 109.2' TRACT 2 HOMEBUILDERS					<b>Sale History</b>																																												
<b>Exemptions</b>					<table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> <th>Bk/Pg</th> <th>Grantor</th> <th>Date</th> <th>Price</th> <th>Code</th> </tr> </thead> <tbody> <tr> <td>H</td> <td>Homestead</td> <td>Yes</td> <td>1,000</td> <td>1,000</td> <td>1288/458</td> <td>MARANG, TRACY L</td> <td>05/04/2001</td> <td>50,000</td> <td>4</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td>1196/64</td> <td>MCCOMBS, DONALD &amp; DORIS &amp;</td> <td>09/29/1999</td> <td>46,000</td> <td>Yes</td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td>1167/432</td> <td>MCCOMBS, JACK ET AL</td> <td>02/22/1999</td> <td>25,000</td> <td>No</td> </tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code	H	Homestead	Yes	1,000	1,000	1288/458	MARANG, TRACY L	05/04/2001	50,000	4						1196/64	MCCOMBS, DONALD & DORIS &	09/29/1999	46,000	Yes						1167/432	MCCOMBS, JACK ET AL	02/22/1999	25,000	No
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<b>Parcel Valuation</b>																																																	
<b>Source</b>	REAL		<b>Fair Cash</b>	<b>Capped</b>	<b>Asmnt Level</b>	<b>Assessed</b>	<b>Levy Rate</b>	92.430	<b>Current Tax</b>																																								
<b>Remove Cap</b>	2002	<b>Land Value</b>	40,337	18,356	11%	2,019	<b>Assessed</b>	6,236	576.39																																								
<b>Year Frozen</b>	0	<b>Improvements</b>	56,823	38,332		4,217	<b>Penalty</b>	0																																									
<b>Uncapped Value</b>	0	<b>Mobile Home</b>	0	0		0	<b>Exemption</b>	1,000	-92.00																																								
<b>TIF Project ID</b>	0	<b>Total Value</b>	97,160	56,688		6,236	<b>Total Taxable</b>	5,236	484.00																																								
<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	2025-660015425	FARRIS, RUTH	17	96,542	1000	5,054	467.00																																										
2024	2024-660015425	FARRIS, RUTH	17	97,224	1000	4,878	451.00																																										
2023	2023-660015425	FARRIS, RUTH	17	69,014	1000	4,707	431.00																																										
2022	2022-660015425	FARRIS, RUTH	17	50,367	1000	4,540	420.00																																										
2021	2021-660015425	FARRIS, RUTH	17	49,725	1000	4,470	395.00																																										
2020	2020-660015425	FARRIS, RUTH	17	50,803	1000	4,415	404.00																																										
2019	2019-660015425	FARRIS, RUTH	17	47,798	1000	4,258	394.00																																										
2018	2018-660015425	FARRIS, RUTH	17	53,127	1000	4,844	448.00																																										
2017	2017-660015425	FARRIS, RUTH	17	52,751	1000	4,803	441.00																																										
2016	2016-660015425	FARRIS, RUTH	17	51,537	1000	4,669	438.00																																										
2015	2015-660015425	FARRIS, RUTH	17	50,803	1000	4,588	414.00																																										
2014	2014-660015425	FARRIS, RUTH	17	52,730	1000	4,533	420.00																																										
2013	2013-660015425	FARRIS, RUTH	17	51,796	1000	4,372	400.00																																										



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Lot Data	Square-Foot - NBHD 1161 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	4918	
Non-Ag Acres	0.1684	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	7,334.00 x 5.50 = 40,337	
Factor Value		
Adjustments	1.0000	
Lot Value	40,337	

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	1,242 / 1,242
Style	100% One Story
HVAC	100% Floor Furnace
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	4 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1961 / 49

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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	71,200	57.33	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	86,060		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	92.44	Total Misc Impr	+	2,140			
Roofing Adj	+ 4.14	Garage Cost	+				
Subfloor Adj	+ 2.38	Total RCN	=	132,103			
Heat/Cool Adj	+ 1.65	Depreciation ( 58%)	-	76,620			
Plumbing Adj	+ 4.03	Lump Sums	+	1,340			
Basement Adj	+ 0.00	RCNLD	=	56,823			
Adj Base Cost	= 104.64	Lot Value	+	40,337			
Total Area	x 1,242	Indicated Value	=	97,160			
Adjusted Cost	= 129,963	Value Per SqFt		78.23			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	56,823		
Lot Value	40,337		
Indicated Value	97,160	78.23	Per SqFt
Agland Value			
Site Improvements			
Total Value	97,160	78.23	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	37136	17x6		102	20.98		2,140
WODO	WOOD DECK - OPEN	142549	17x16		272	16.42	70%	1,340



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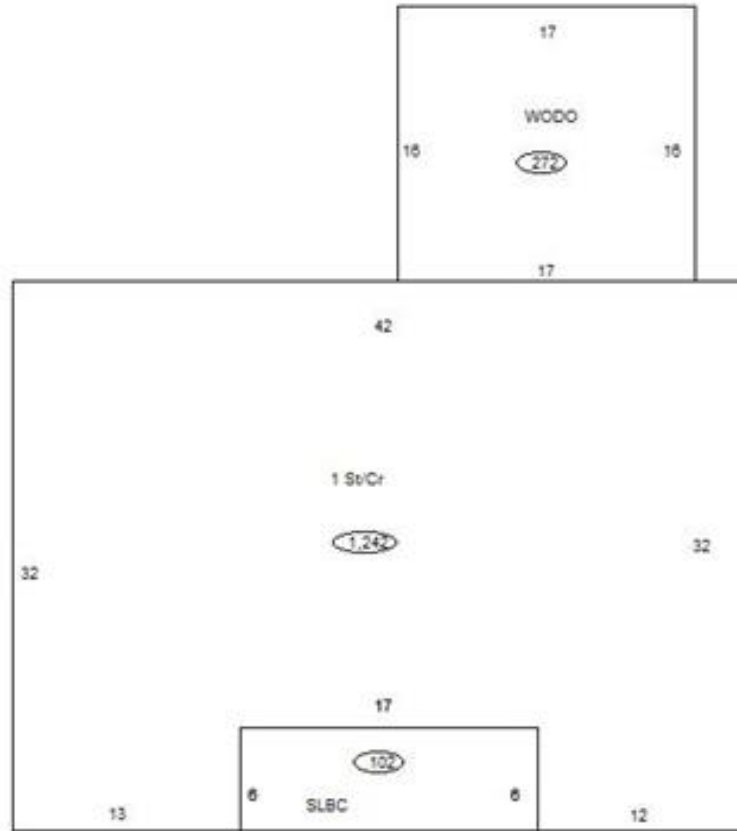
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Sketch Image

660015425



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	1,242	1.000	1,242
2	M	PRCH		10	SLBC	102	1.000	102
3	M	WODO		10	WODO	272	1.000	272
<b>Total Building Area</b>						1,242		1,242