



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 660015441 Parcel ID 000000-00-0-10195-001-0007 Cadastral ID 16-21-16-07530 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 342476 PHARISS, SYDNEY JO 750 S MUSKOGEE AVE CLAREMORE OK 74017-0000 Parcel Location Situs 00750 S MUSKOGEE AVE Subdivision HOMEBUILDERS Lot/Block 0007 / 0001 Parcel Size .25 - Lots Sec/Twn/Rng 16 / 21 / 16 / 5 Neighborhood 1161 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS					<p style="text-align: right; color: orange;">08/18/2023</p> <p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-8-18\IMG_000 8/18/2023</p>																																																	
Legal Description Lat/Long: 36.30310309 -95.61455471																																																						
W 108.6' N 72.5' TRACT 7 HOMEBUILDERS					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	/	MCELWEE, ROSE M	09/05/2023	150,000	YES																																													
					1550/596	MILLS, VIVIAN M	12/12/2003	77,000	YES																																													
Parcel Valuation					<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>2024</td> <td>Land Value</td> <td>51,153</td> <td>51,153</td> <td>11%</td> <td>5,627</td> <td>Assessed</td> <td>16,416 1,517.33</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements</td> <td>98,088</td> <td>98,088</td> <td> </td> <td>10,789</td> <td>Penalty</td> <td>0</td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home</td> <td>0</td> <td>0</td> <td> </td> <td>0</td> <td>Exemption</td> <td>1,000 -92.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value</td> <td>149,241</td> <td>149,241</td> <td> </td> <td>16,416</td> <td>Total Taxable</td> <td>15,416 1,425.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax	Remove Cap	2024	Land Value	51,153	51,153	11%	5,627	Assessed	16,416 1,517.33	Year Frozen	0	Improvements	98,088	98,088		10,789	Penalty	0	Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -92.00	TIF Project ID	0	Total Value	149,241	149,241		16,416	Total Taxable	15,416 1,425.00
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Assessment History																																																						
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-660015441	PHARISS, SYDNEY JO	17	148,250	1000	15,307	1,415.00																																															
2024	2024-660015441	PHARISS, SYDNEY JO	17	150,468	1000	15,551	1,437.00																																															
2023	2023-660015441	PHARISS, SYDNEY JO	17	90,297	1000	7,107	651.00																																															
2022	2022-660015441	MCELWEE, ROSE M	17	71,552	1000	6,871	636.00																																															
2021	2021-660015441	MCELWEE, ROSE M	17	76,032	1000	7,364	650.00																																															
2020	2020-660015441	MCELWEE, ROSE M	17	74,851	1000	7,164	656.00																																															
2019	2019-660015441	MCELWEE, ROSE M	17	72,053	1000	6,926	641.00																																															
2018	2018-660015441	MCELWEE, ROSE M	17	75,733	1000	7,331	677.00																																															
2017	2017-660015441	MCELWEE, ROSE M	17	75,116	1000	7,263	667.00																																															
2016	2016-660015441	MCELWEE, ROSE M	17	73,295	1000	7,062	663.00																																															
2015	2015-660015441	MCELWEE, ROSE M	17	71,814	1000	6,900	622.00																																															
2014	2014-660015441	MCELWEE, ROSE M	17	72,348	1000	6,745	625.00																																															
2013	2013-660015441	MCELWEE, ROSE M	17	68,358	1000	6,519	597.00																																															



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Lot Data		Square-Foot - NBHD 1161 #1		Primary Image				
Lot Size								
Lot Count	1							
Units Buildable	5318							
Non-Ag Acres	0.1809							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY	0	0					
Method	Square-Foot							
Base Lot Value	7,879.00 x 5.50 = 43,335							
Factor Value								
Adjustments	1.1804							
Lot Value	51,153							
Residential Data								
Type	1 Single Family Residence							
Condition	3 - Average							
Quality	2.5 - Fair							
Architecture								
Style	100% One Story							
Exterior Wall	90% Frame, Siding, Vinyl 10% Frame, Siding, Woc							
Base/Total Area	936 / 936							
Style	100% One Story							
HVAC	100% Warmed & Cooled Air							
Roof Cover	1 Composition Shingle							
Area on Slab	936							
Fixture/RghIn	11 /							
Bed/F/H Bath	3 / 2.0 /							
Basement Area								
Garage Type	312 Carport - Gable Roof							
Remodel	FULL -							
Year/Eff Age	1981 / 19							
GRM Approach								
GRM Code								
Gross Rent	0.00							
Indicated Value								
Multiple Regression								
MRA Code	1 Test							
Adusted R	0.8445							
Indicated Value	113,291	121.04	Per SqFt					
Direct Comparables								
Selection Model	A Adam Test							
Adjustment Model	1 2022 Residential							
Comparables	8							
Indicated Value	116,240		Per SqFt					
Value Reconciliation								
Selected Approach	Cost Approach							
Improvements	97,785							
Lot Value	51,153							
Indicated Value	148,938	159.12	Per SqFt					
Agland Value								
Site Improvements	303							
Total Value	149,241	159.45	Total Value Per SqFt					
Cost Approach								
Manual : 01/2025								
Base Cost	103.65	Total Misc Impr	+	966				
Roofing Adj	+ 4.80	Garage Cost	+	2,527				
Subfloor Adj	+ -1.23	Total RCN	=	128,664				
Heat/Cool Adj	+ 11.47	Depreciation (24%)	-	30,879				
Plumbing Adj	+ 15.04	Lump Sums	+	0				
Basement Adj	+ 0.00	RCNLD	=	97,785				
Adj Base Cost	= 133.73	Lot Value	+	51,153				
Total Area	x 936	Indicated Value	=	148,938				
Adjusted Cost	= 125,171	Value Per SqFt		159.12				
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	37172	10x4		40	24.14		966



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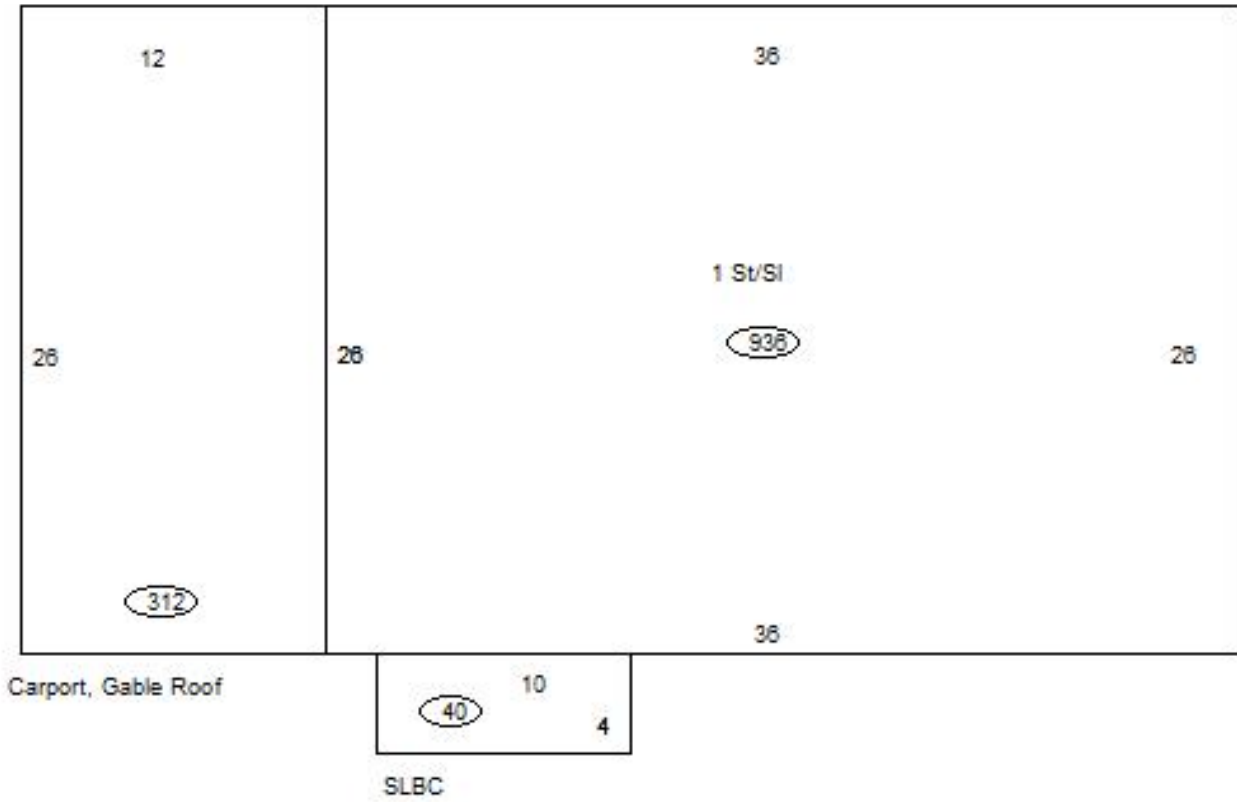
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Sketch Image

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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/SI	936	1.000	936
2	G	3		10	Carport, Gable Roof	312	1.000	312
3	M	PRCH		10	SLBC	40	1.000	40
Total Building Area						936		936



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	0x0x0			72
	Qual	2	Cond 3	Year	Eff Age	
Valuation Summary		Modifier Total	RCN	Depr (10% Phys/ % Func)		RCNLD
Base Cost (4.68 x 72)		337		337 34		303