




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 660015448 Parcel ID 000000-00-0-10195-001-0009 Cadastral ID 16-21-16-07610 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 72584 MARTIN, KATHRYN 758 S MUSKOGEE CLAREMORE OK 74017-0000 Parcel Location Situs 00758 S MUSKOGEE AVE Subdivision HOMEBUILDERS Lot/Block 0009 / 0001 Parcel Size .2 - 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\2023-8-18\IMG_003 8/18/2023</p>														
Legal Description Lat/Long: 36.30231815 -95.61468066										Building Permits									
S 75' N 85.25' W2 LOT 9 HOMEBUILDERS					<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															
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax										
Remove Cap	0	Land Value	39,325	19,166	11%	2,108	Assessed	6,050	559.20										
Year Frozen	2011	Improvements	73,536	35,840		3,942	Penalty	0											
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-92.00										
TIF Project ID	0	Total Value	112,861	55,006		6,050	Total Taxable	5,050	467.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660015448	MARTIN, KATHRYN			17	110,544	1000	5,050	467.00										
2024	2024-660015448	MARTIN, FREDDIE RAY			17	112,386	1000	5,051	467.00										
2023	2023-660015448	MARTIN, FREDDIE RAY			17	97,295	1000	5,051	463.00										
2022	2022-660015448	MARTIN, FREDDIE RAY			17	78,735	1000	5,051	468.00										
2021	2021-660015448	MARTIN, FREDDIE RAY			17	83,795	1000	5,051	446.00										
2020	2020-660015448	MARTIN, FREDDIE RAY			17	82,476	1000	5,051	463.00										
2019	2019-660015448	MARTIN, FREDDIE RAY			17	78,612	1000	5,051	468.00										
2018	2018-660015448	MARTIN, FREDDIE RAY			17	82,658	1000	5,051	467.00										
2017	2017-660015448	MARTIN, FREDDIE RAY			17	81,939	1000	5,051	464.00										
2016	2016-660015448	MARTIN, FREDDIE RAY			17	79,975	1000	5,050	474.00										
2015	2015-660015448	MARTIN, FREDDIE RAY			17	78,578	1000	5,051	456.00										
2014	2014-660015448	MARTIN, FREDDIE RAY			17	79,182	1000	5,051	468.00										
2013	2013-660015448	MARTIN, FREDDIE RAY			17	74,727	1000	5,051	462.00										



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Lot Data	Square-Foot - NBHD 1161 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	2750	
Non-Ag Acres	0.1641	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	7,150.00 x 5.50 = 39,325	
Factor Value		
Adjustments	1.0000	
Lot Value	39,325	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	R3 Res Nbhd 3
Style	100% One Story
Exterior Wall	95% Frame, Siding, Wood 5% Veneer, Masonry
Base/Total Area	1,120 / 1,120
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,120
Fixture/RghIn	7 /
Bed/F/H Bath	3 / 1.5 /
Basement Area	
Garage Type	280 Carport - Gable Roof
Remodel	
Year/Eff Age	1981 / 34

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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	109,266	97.56	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	113,440		Per SqFt

Cost Approach				Manual : 01/2025	
Base Cost	91.74	Total Misc Impr	+	1,281	
Roofing Adj	+ 4.11	Garage Cost	+	1,831	
Subfloor Adj	+ 0.00	Total RCN	=	130,277	
Heat/Cool Adj	+ 10.30	Depreciation (45%)	-	58,625	
Plumbing Adj	+ 7.39	Lump Sums	+	292	
Basement Adj	+ 0.00	RCNLD	=	71,944	
Adj Base Cost	= 113.54	Lot Value	+	39,325	
Total Area	x 1,120	Indicated Value	=	111,269	
Adjusted Cost	= 127,165	Value Per SqFt		99.35	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	71,944		
Lot Value	39,325		
Indicated Value	111,269	99.35	Per SqFt
Agland Value			
Site Improvements	1,592		
Total Value	112,861	100.77	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	SLAB PORCH - OPEN	142557	16x8		128	10.01		1,281
WODO	WOOD DECK - OPEN	142558	6x6		36	27.05	70%	292



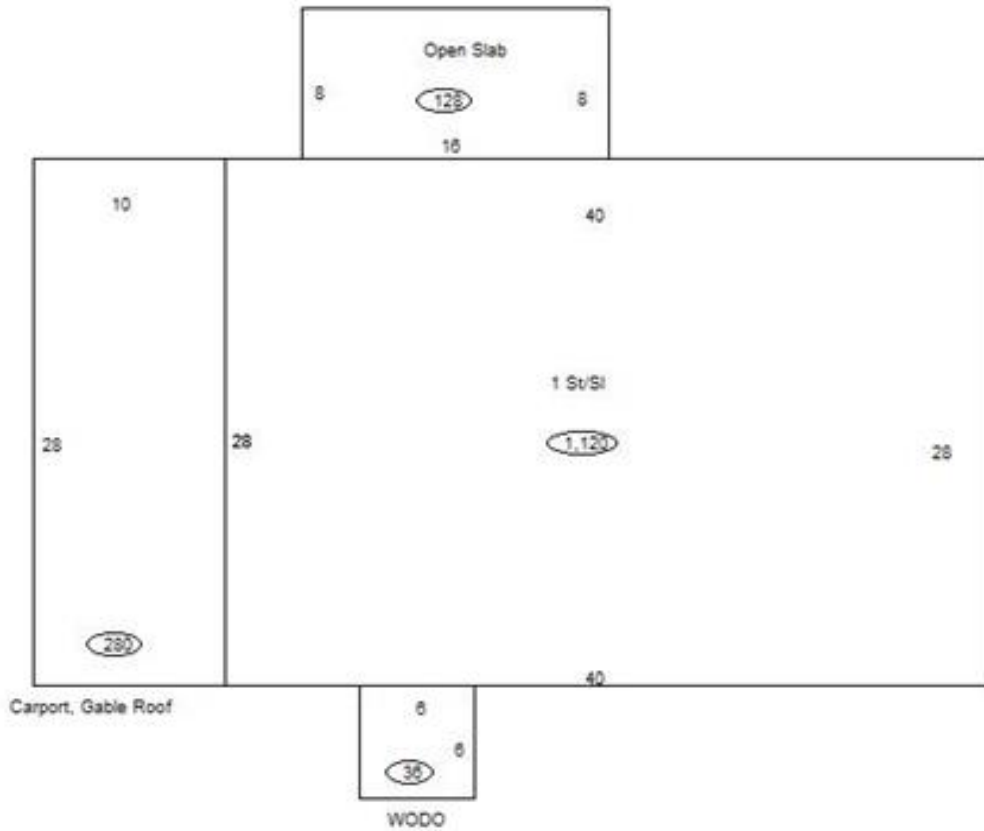
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Sketch Image

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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	1,120	1.000	1,120
2	G	3		10	Carport, Gable Roof	280	1.000	280
3	M	PATO		10	Open Slab	128	1.000	128
4	M	WODO		10	WODO	36	1.000	36
Total Building Area						1,120		1,120



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	DTGF	DETACHED GARAGE FAIR	0x0x0			480	
	Qual	2	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total		RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (16.00 x 480)		7,680		7,680	6,144	1,536
	STF	STG FAIR	10x6x0			60	
	Qual	2	Cond 3	Year	Eff Age 1520		
	Valuation Summary		Modifier Total		RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (4.68 x 60)		281		281	225	56
	CP	CARPORT DIRT	0x0x0				
	Qual		Cond	Year	Eff Age		
	Valuation Summary		Modifier Total		RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (3.50 x)						