



# 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	660015458								
Parcel ID	000000-00-0-10195-001-0013								
Cadastral ID	16-21-16-07710								
Property Type	REAL - Real Property								
Property Class	URP	VI Area	1						
Tax Area	17 - CLAREMORE OT								
Name ID	307600								
VANOVER, TERRY B & JENNIFER S									
708 S MARYLAND CLAREMORE OK 74017-0000									
Parcel Location									
Situs	00708 S MARYLAND AVE								
Subdivision	HOMEBUILDERS								
Lot/Block	0013 / 0001	Parcel Size	.72 - Lots						
Sec/Twn/Rng	16 / 21 / 16 / 5								
Neighborhood	1161 - R-V01-SW CLAREMORE								
School District	S001 - CLAREMORE SCHOOLS								
Legal Description Lat/Long: 36.30354227 -95.61358359									
Building Permits									
N 75' TRACT 13 HOMEBUILDERS									
Exemptions									
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
H	Homestead	No	1,000		2261/919	VANOVER, EDYTH J	08/03/2012	0	4
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax	
Remove Cap	0	Land Value	72,693	25,889	11%	2,848	Assessed	5,916	546.82
Year Frozen	0	Improvements	28,872	27,895		3,068	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	101,565	53,784		5,916	Total Taxable	5,916	547.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660015458	VANOVER, TERRY B & JENNIFER S			17	99,260	0	5,635	521.00
2024	2024-660015458	VANOVER, TERRY B & JENNIFER S			17	106,846	0	5,366	496.00
2023	2023-660015458	VANOVER, TERRY B & JENNIFER S			17	68,827	0	5,111	468.00
2022	2022-660015458	VANOVER, TERRY B & JENNIFER S			17	51,068	0	4,867	451.00
2021	2021-660015458	VANOVER, TERRY B & JENNIFER S			17	42,142	0	4,636	409.00
2020	2020-660015458	VANOVER, TERRY B & JENNIFER S			17	41,699	0	4,587	420.00
2019	2019-660015458	VANOVER, TERRY B & JENNIFER S			17	41,459	0	4,560	422.00
2018	2018-660015458	VANOVER, TERRY B & JENNIFER S			17	43,508	0	4,786	442.00
2017	2017-660015458	VANOVER, TERRY B & JENNIFER S			17	43,271	0	4,760	437.00
2016	2016-660015458	VANOVER, TERRY B & JENNIFER S			17	41,939	0	4,613	433.00
2015	2015-660015458	VANOVER, TERRY B & JENNIFER S			17	42,110	0	4,632	418.00
2014	2014-660015458	VANOVER, TERRY B & JENNIFER S			17	42,389	0	4,515	419.00
2013	2013-660015458	VANOVER, TERRY B & JENNIFER S			17	42,395	0	4,300	393.00



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Lot Data		Square-Foot - NBHD 1161 #1	
Lot Size			
Lot Count	1		
Units Buildable	9164		
Non-Ag Acres	0.3369		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	14,677.00 x 4.95 = 72,693		
Factor Value			
Adjustments	1.0000		
Lot Value	72,693		



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Residential Data	
Type	1 Single Family Residence
Condition	2 - Fair
Quality	2 - Fair
Architecture	R3 Res Nbhd 3
Style	100% One Story
Exterior Wall	20% Veneer, Stone 80% Frame, Siding, Wood
Base/Total Area	634 / 634
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	1951 / 75

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	43,995	69.39	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	2		
Indicated Value	74,780		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	112.78	Total Misc Impr	+ 10,150
Roofing Adj	+ 4.93	Garage Cost	+ 0
Subfloor Adj	+ 2.91	Total RCN	= 92,684
Heat/Cool Adj	+ 1.65	Depreciation ( 80%)	- 74,147
Plumbing Adj	+ 7.91	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 18,537
Adj Base Cost	= 130.18	Lot Value	+ 72,693
Total Area	x 634	Indicated Value	= 91,230
Adjusted Cost	= 82,534	Value Per SqFt	143.90

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	18,537		
Lot Value	72,693		
Indicated Value	91,230	143.90	Per SqFt
Agland Value			
Site Improvements	10,335		
Total Value	101,565	160.20	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	37213	31x5		155	20.81		3,226
EPSW	ENCLOSED PORCH - SOLID WALL	37214	14x9		126	54.95		6,924



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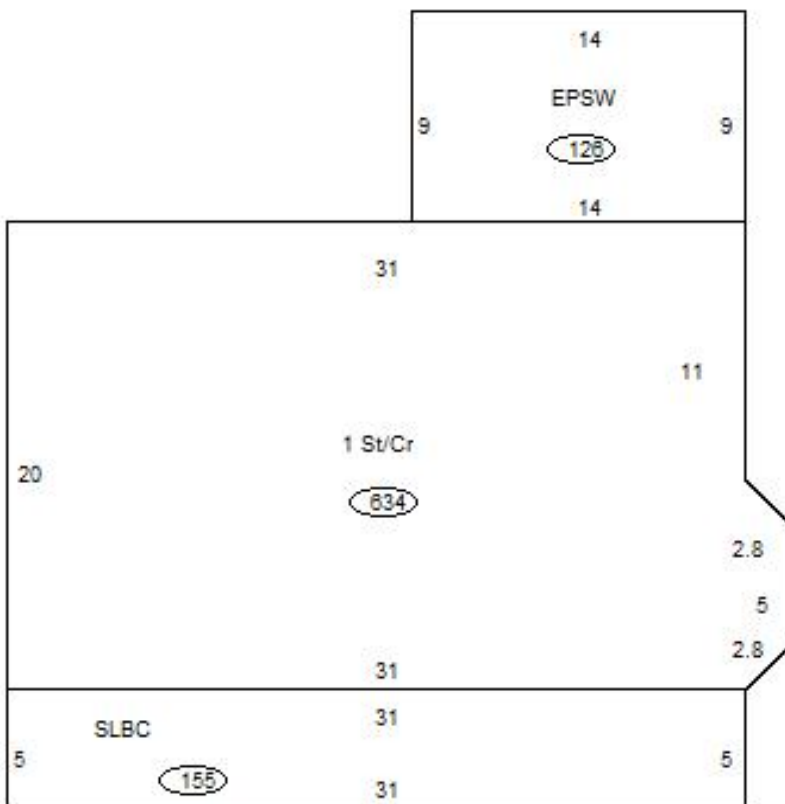
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Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	634	1.000	634
2	M	PRCH		10	SLBC	155	1.000	155
3	M	EPSW		10	EPSW	126	1.000	126
<b>Total Building Area</b>						<b>634</b>		<b>634</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	0x0x0			1,124
	Qual 2	Cond 3	Year	Eff Age		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (70% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (30.65 x 1,124)		34,451	34,451	24,116		10,335