



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 660015500 Parcel ID 000000-00-0-10215-001-0025 Cadastral ID 16-21-16-08117 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 326434 TROULAKIS, DEAN & LORI-TRUSTEES DEAN & LORI TROULAKIS FAMILY TRUST PO BOX 1405 CLAREMORE OK 74018-1405 Parcel Location Situs 01009 S CHOCTAW PL Subdivision KELLEY HEIGHTS Lot/Block 0025 / 0001 Parcel Size 1 - 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\2023-8-21\IMG_003i 8/21/2023</p>														
Legal Description Lat/Long: 36.29825193 -95.60960102																			
LOT 25 BLOCK 1 KELLEY HEIGHTS					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 colspan="5"> </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										
					/	TROULAKIS, DEAN &	12/06/2018	0	4										
					2160/214	CROWN PACIFIC INC	01/31/2011	60,000	3										
					2160/213	MCLAUGHLIN, KEVIN B &	06/26/2010	79,000											
					1364/620	HELM, JOHN W F & CLAIRE D	03/21/2002	63,500	YES										
					1111/290	CRISP, DAVID &	04/27/1998	50,000	Yes										
					920/772	HENDERSON, HUBERT C &	07/01/1993	38,500	Yes										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax										
Remove Cap	0	Land Value	47,102	23,394	11%	2,573	Assessed	9,598	887.14										
Year Frozen	0	Improvements	65,947	63,865		7,025	Penalty	0											
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00										
TIF Project ID	0	Total Value	113,049	87,259		9,598	Total Taxable	9,598	887.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660015500	TROULAKIS, DEAN & LORI-TRUSTEES			17	110,926	0	9,142	845.00										
2024	2024-660015500	TROULAKIS, DEAN & LORI-TRUSTEES			17	111,429	0	8,706	805.00										
2023	2023-660015500	TROULAKIS, DEAN & LORI-TRUSTEES			17	90,431	0	8,292	760.00										
2022	2022-660015500	TROULAKIS, DEAN & LORI-TRUSTEES			17	71,790	0	7,897	731.00										
2021	2021-660015500	TROULAKIS, DEAN & LORI-TRUSTEES			17	76,654	0	8,432	745.00										
2020	2020-660015500	TROULAKIS, DEAN & LORI-TRUSTEES			17	75,455	0	8,300	760.00										
2019	2019-660015500	TROULAKIS, DEAN & LORI-TRUSTEES			17	73,825	0	8,121	752.00										
2018	2018-660015500	TROULAKIS, DEAN &			17	76,961	0	8,466	782.00										
2017	2017-660015500	TROULAKIS, DEAN &			17	76,344	0	8,398	771.00										
2016	2016-660015500	TROULAKIS, DEAN &			17	74,511	0	8,196	769.00										
2015	2015-660015500	TROULAKIS, DEAN &			17	72,301	0	7,953	717.00										
2014	2014-660015500	TROULAKIS, DEAN &			17	72,835	0	7,966	739.00										
2013	2013-660015500	TROULAKIS, DEAN &			17	68,974	0	7,587	694.00										



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Lot Data	Square-Foot - NBHD 1161 #1	Primary Image
Lot Size Lot Count 1 Units Buildable 1 Non-Ag Acres 0.1966 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 8,564.00 x 5.50 = 47,102 Factor Value Adjustments 1.0000 Lot Value 47,102		

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% Veneer, Masonry 5% Frame, Siding, Wood
Base/Total Area	1,066 / 1,066
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,066
Fixture/RghIn	4 /
Bed/F/H Bath	3 / 1.0 /
Basement Area	
Garage Type	312 Carport - Gable Roof
Remodel	
Year/Eff Age	1973 / 40



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	100,677	94.44	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	111,250		Per SqFt

Cost Approach				Manual : 01/2025	
Base Cost	101.09	Total Misc Impr	+	1,350	
Roofing Adj	+ 4.16	Garage Cost	+	2,040	
Subfloor Adj	+ 0.00	Total RCN	=	131,577	
Heat/Cool Adj	+ 10.30	Depreciation (50%)	-	65,789	
Plumbing Adj	+ 4.70	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	65,788	
Adj Base Cost	= 120.25	Lot Value	+	47,102	
Total Area	x 1,066	Indicated Value	=	112,890	
Adjusted Cost	= 128,187	Value Per SqFt		105.90	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	65,788		
Lot Value	47,102		
Indicated Value	112,890	105.90	Per SqFt
Agland Value			
Site Improvements	159		
Total Value	113,049	106.05	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	37338	16x4		64	21.09		1,350



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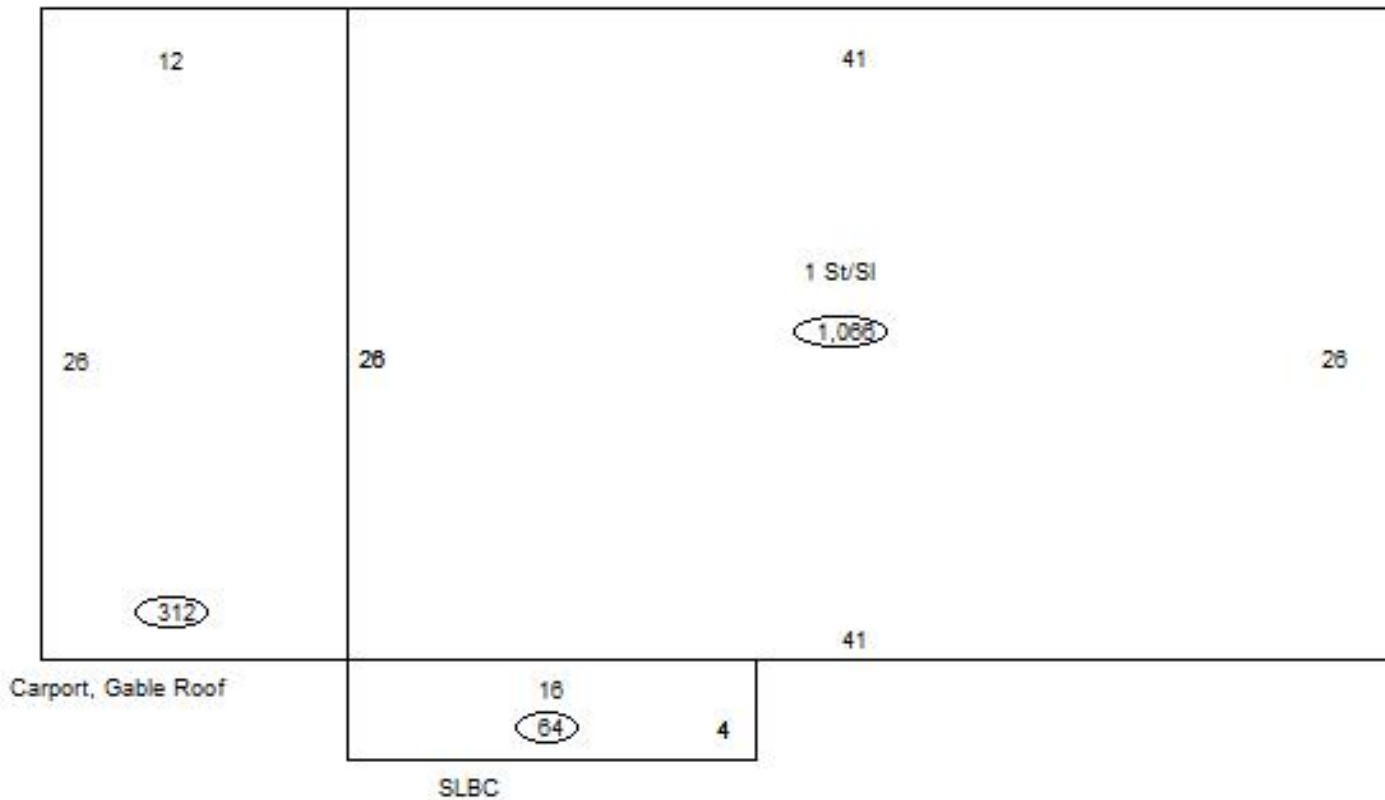
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Sketch Image

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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	1,066	1.000	1,066
2	G	3		10	Carpport, Gable Roof	312	1.000	312
3	M	PRCH		10	SLBC	64	1.000	64
Total Building Area						1,066		1,066



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	STF	STG FAIR	0x0x0			40	
	Qual	2	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (15% Phys/ % Func)	RCNLD	
	Base Cost (4.68 x 40)		187		187	28	159
	STF	STG FAIR	0x0x0				
	Qual	2	Cond	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD	
	Base Cost (4.68 x)						