



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	660015513													
Parcel ID	000000-00-0-10215-002-0004													
Cadastral ID	16-21-16-08230													
Property Type	REAL - Real Property													
Property Class	URP	VI Area	1											
Tax Area	17 - CLAREMORE OT													
Name ID	328710													
BAKER, JENNIFER LYNN														
407 E FRY CT CLAREMORE OK 74017-0000														
Parcel Location														
Situs	00407 E FRY CT													
Subdivision	KELLEY HEIGHTS													
Lot/Block	0004 / 0002	Parcel Size	1 - Lots											
Sec/Twn/Rng	16 / 21 / 16 / 5													
Neighborhood	1161 - R-V01-SW CLAREMORE													
School District	S001 - CLAREMORE SCHOOLS													
Legal Description Lat/Long: 36.29996092 -95.60839645														
Building Permits														
LOT 4 BLOCK 2 KELLEY HEIGHTS														
<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	/	TROYER INVESTMENTS LLC	08/30/2019	86,500	YES					
					2257/96	YURKOSKY, JOEL L &	06/21/2012	66,000	YES					
					2206/911	RALEIGH, GARY	10/27/2011	67,000	YES					
					1106/883	RAFFETY, MARTHA	04/02/1998	65,500	Yes					
					864/276		10/02/1991	0	No					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax						
Remove Cap	2020	Land Value	46,684	19,093	11%	2,100	Assessed	10,588	978.65					
Year Frozen	0	Improvements	85,237	77,161		8,488	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-93.00					
TIF Project ID	0	Total Value	131,921	96,254		10,588	Total Taxable	9,588	886.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660015513	BAKER, JENNIFER LYNN	17	129,072	1000	9,280	858.00							
2024	2024-660015513	BAKER, JENNIFER LYNN	17	131,052	1000	8,981	830.00							
2023	2023-660015513	BAKER, JENNIFER LYNN	17	106,673	1000	8,689	796.00							
2022	2022-660015513	BAKER, JENNIFER LYNN	17	85,523	1000	8,408	778.00							
2021	2021-660015513	BAKER, JENNIFER LYNN	17	88,806	1000	8,769	774.00							
2020	2020-660015513	BAKER, JENNIFER LYNN	17	87,390	1000	8,613	789.00							
2019	2019-660015513	BAKER, JENNIFER LYNN	17	65,826	0	7,241	671.00							
2018	2018-660015513	TROYER INVESTMENTS LLC	17	71,157	0	7,827	723.00							
2017	2017-660015513	TROYER INVESTMENTS LLC	17	70,600	0	7,766	713.00							
2016	2016-660015513	TROYER INVESTMENTS LLC	17	68,910	0	7,580	711.00							
2015	2015-660015513	TROYER INVESTMENTS LLC	17	67,272	0	7,400	667.00							
2014	2014-660015513	TROYER INVESTMENTS LLC	17	69,614	0	7,658	710.00							
2013	2013-660015513	TROYER INVESTMENTS LLC	17	67,201	0	7,392	676.00							



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Lot Data	Square-Foot - NBHD 1161 #1	Primary Image
Lot Size Lot Count 1 Units Buildable 1 Non-Ag Acres 0.1949 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 8,488.00 x 5.50 = 46,684 Factor Value Adjustments 1.0000 Lot Value 46,684		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	60% Veneer, Stone 40% Frame, Siding, Wood
Base/Total Area	1,188 / 1,188
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,188
Fixture/RghIn	4 /
Bed/F/H Bath	3 / 1.0 /
Basement Area	
Garage Type	486 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1971 / 41

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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	134,879	113.53	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	136,000		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	108.37	Total Misc Impr	+ 1,733				
Roofing Adj	+ 4.56	Garage Cost	+ 13,418				
Subfloor Adj	+ -1.16	Total RCN	= 167,132				
Heat/Cool Adj	+ 11.47	Depreciation (49%)	- 81,895				
Plumbing Adj	+ 4.69	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 85,237				
Adj Base Cost	= 127.93	Lot Value	+ 46,684				
Total Area	x 1,188	Indicated Value	= 131,921				
Adjusted Cost	= 151,981	Value Per SqFt	111.04				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	85,237		
Lot Value	46,684		
Indicated Value	131,921	111.04	Per SqFt
Agland Value			
Site Improvements			
Total Value	131,921	111.04	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	37382	17x4		68	24.05		1,635
PATO	SLAB PORCH - OPEN	142465	3x3		9	10.86		98



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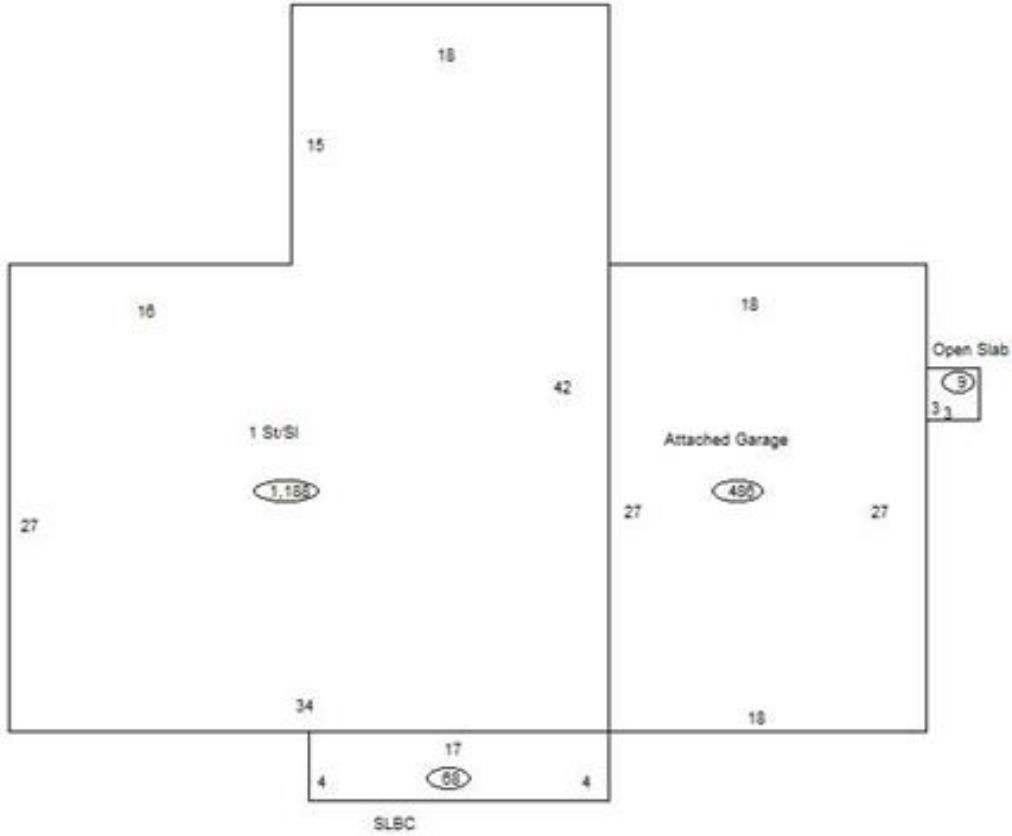
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Sketch Image

660015513



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,188	1.000	1,188
2	G	1		10	Attached Garage	486	1.000	486
3	M	PRCH		10	SLBC	68	1.000	68
4	M	PATO		10	Open Slab	9	1.000	9
Total Building Area						1,188		1,188