



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 660015985 Parcel ID 000000-00-0-10035-003-0010 Cadastral ID 17-21-16-00300 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 90124 FLETCHER, DONALD R & BETTY JO TRUSTEES 1414 W CLINT ST CLAREMORE OK 74017-0000 Parcel Location Situs 01414 W CLINT ST Subdivision BERT HALL Lot/Block 0010 / 0003 Parcel Size 2 - Lots Sec/Twn/Rng 17 / 21 / 16 / 5 Neighborhood 1177 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS					<p>\\tsclient\A\TOMMY DUNLAP\New folder (264)\IMG_0014.JPG 9/7/2023</p>																								
Legal Description Lat/Long: 36.30589312 -95.62821328																													
LOTS 9 & 10 BLOCK 3 BERT HALL					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																								
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Code	Type	Active	Maximum	Exemption																									
H	Homestead	Yes	1,000	1,000																									
Bk/Pg	Grantor	Date	Price	Code																									
Parcel Valuation																													
Source REAL		Fair Cash		Capped	Asmnt Level	Assessed	Levy Rate 92.430	Current Tax																					
Remove Cap 0	Land Value	32,627	13,478	11%	1,483	Assessed 17,986	17,986	1,662.45																					
Year Frozen 0	Improvements	171,244	150,030		16,503	Penalty 0	0																						
Uncapped Value 0	Mobile Home	0	0		0	Exemption 1,000	1,000	-92.00																					
TIF Project ID 0	Total Value	203,871	163,508		17,986	Total Taxable 16,986	16,986	1,570.00																					
Assessment History																													
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																				
2025	2025-660015985	FLETCHER, DONALD R & BETTY JO			17	193,014	1000	16,462	1,522.00																				
2024	2024-660015985	FLETCHER, DONALD R & BETTY JO			17	189,780	1000	15,953	1,474.00																				
2023	2023-660015985	FLETCHER, DONALD R & BETTY JO			17	168,537	1000	15,460	1,416.00																				
2022	2022-660015985	FLETCHER, DONALD R & BETTY JO			17	159,433	1000	14,980	1,387.00																				
2021	2021-660015985	FLETCHER, DONALD R & BETTY JO			17	162,301	1000	14,515	1,282.00																				
2020	2020-660015985	FLETCHER, DONALD R & BETTY JO			17	159,619	1000	14,063	1,288.00																				
2019	2019-660015985	FLETCHER, DONALD R & BETTY JO			17	153,817	1000	13,624	1,262.00																				
2018	2018-660015985	FLETCHER, DONALD R & BETTY JO			17	160,886	1000	13,198	1,219.00																				
2017	2017-660015985	FLETCHER, DONALD R & BETTY JO			17	159,228	1000	12,785	1,174.00																				
2016	2016-660015985	FLETCHER, DONALD R & BETTY JO			17	157,079	1000	12,383	1,162.00																				
2015	2015-660015985	FLETCHER, DONALD R & BETTY JO			17	155,638	1000	11,994	1,082.00																				
2014	2014-660015985	FLETCHER, DONALD R & BETTY JO			17	157,033	1000	11,615	1,077.00																				
2013	2013-660015985	FLETCHER, DONALD R & BETTY JO			17	149,116	1000	11,248	1,029.00																				



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Lot Data		Square-Foot - NBHD 1177 #1	
Lot Size			
Lot Count			
Units Buildable			
Non-Ag Acres	0		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	5	0
Method	Square-Foot		
Base Lot Value	22,680.00 x 1.92 = 43,503		
Factor Value	-10,876		
Adjustments	1.0000		
Lot Value	32,627		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,061 / 2,367
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,061
Fixture/RghIn	11 /
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	504 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1975 / 38

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	232,263 98.13 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	230,720 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	151,335
Lot Value	32,627
Indicated Value	183,962 77.72 Per SqFt
Agland Value	
Site Improvements	19,909
Total Value	203,871 86.13 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	86.30	Total Misc Impr	+ 20,140
Roofing Adj	+ 3.51	Garage Cost	+ 13,810
Subfloor Adj	+ -0.94	Total RCN	= 285,538
Heat/Cool Adj	+ 11.47	Depreciation (47%)	- 134,203
Plumbing Adj	+ 5.95	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 151,335
Adj Base Cost	= 106.29	Lot Value	+ 32,627
Total Area	x 2,367	Indicated Value	= 183,962
Adjusted Cost	= 251,588	Value Per SqFt	77.72

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	38302	57x4		228	23.47		5,351
EPSW	ENCLOSED PORCH - SOLID WALL	38303	20x12		240	61.62		14,789



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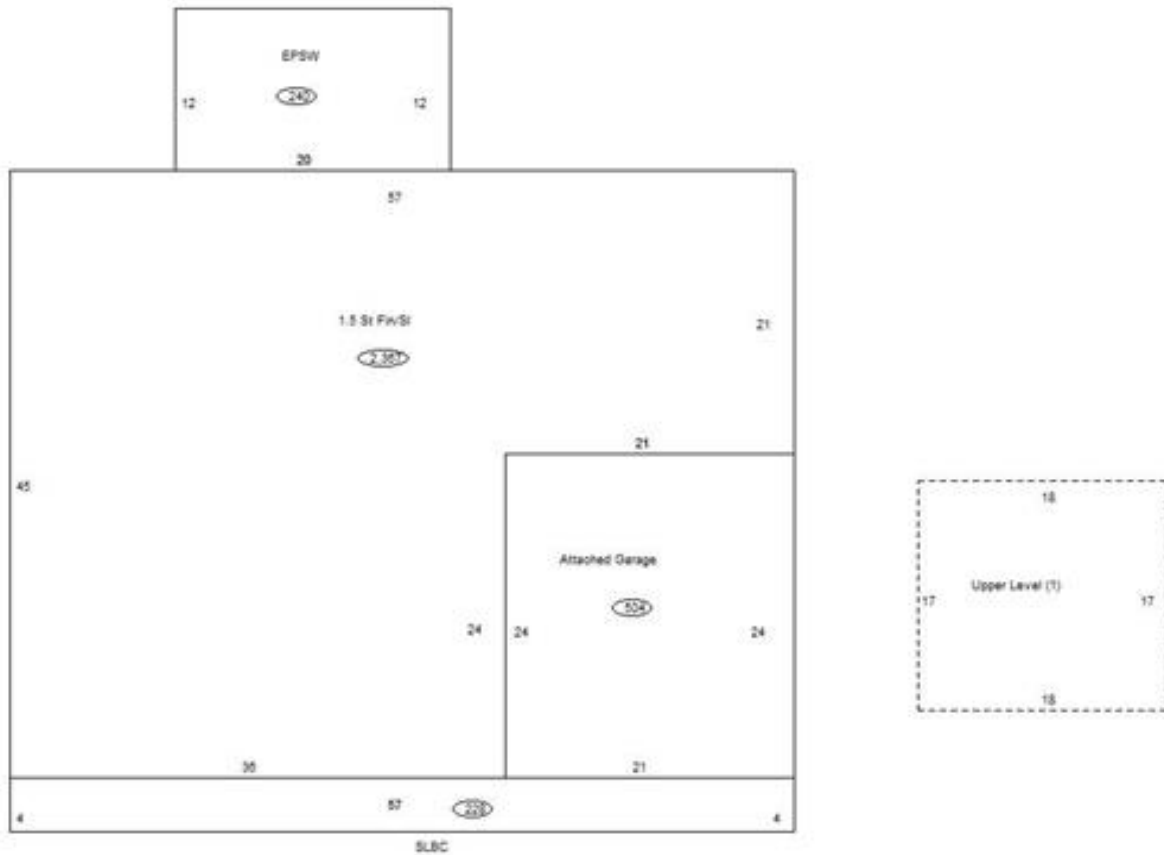
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	10	1.5 St Fin/SI	2,061	1.148	2,367
2	G	1		10	Attached Garage	504	1.000	504
3	M	PRCH		10	SLBC	228	1.000	228
4	M	EPSW		10	EPSW	240	1.000	240
5	U	^UL		10	Upper Level (1)	306	1.000	306
Total Building Area						2,061		2,367



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	UTIL	SHOP BUILDING	0x0x0			720	
	Qual	3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (15% Phys/ % Func)	RCNLD	
		Base Cost (32.53 x 720)	23,422		23,422	3,513	19,909
	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)					
	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)					
	CPDT	Carport - Detached	0x0x0				
	Qual		Cond	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD	
		Base Cost (11.36 x)					