



# 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	660016006				<p>\\tsclient\A\TOMMY DUNLAP\New folder (266)\IMG_0014.JPG 9/11/2023</p>									
Parcel ID	000000-00-0-10035-006-0003													
Cadastral ID	17-21-16-00500													
Property Type	REAL - Real Property													
Property Class	URP	VI Area	1											
Tax Area	17 - CLAREMORE OT													
Name ID	304722													
BIRDSONG, STEPHANIE NICOLE &														
NIKILA MAE CAIN														
1405 W CLINT ST CLAREMORE OK 74017-0000														
Parcel Location														
Situs	01405 W CLINT ST													
Subdivision	BERT HALL													
Lot/Block	0003 / 0006	Parcel Size	2 - Lots											
Sec/Twn/Rng	17 / 21 / 16 / 5													
Neighborhood	1177 - R-V01-SW CLAREMORE													
School District	S001 - CLAREMORE SCHOOLS													
Legal Description														
Lot/Long: 36.30515487 -95.62676772														
LOT 3 AND LOT 14 BLOCK 6 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 colspan="5" style="height: 100px;"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount										
Exemptions														
Code	Type	Active	Maximum	Exemption										
H	Homestead	Yes	1,000	1,000										
Sale History														
Bk/Pg	Grantor	Date	Price	Code										
2168/804	TURLEY, LESSIE MAE &	10/06/2010	0	4										
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax						
Remove Cap	0	Land Value	33,098	33,098	11%	3,641	Assessed	9,867	912.01					
Year Frozen	0	Improvements	56,599	56,599		6,226	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-92.00					
TIF Project ID	0	Total Value	89,697	89,697		9,867	Total Taxable	8,867	820.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660016006	BIRDSONG, STEPHANIE NICOLE &	17	92,199	1000	8,945	827.00							
2024	2024-660016006	BIRDSONG, STEPHANIE NICOLE &	17	90,437	1000	8,655	800.00							
2023	2023-660016006	BIRDSONG, STEPHANIE NICOLE &	17	104,061	1000	8,374	767.00							
2022	2022-660016006	BIRDSONG, STEPHANIE NICOLE &	17	84,469	1000	8,101	750.00							
2021	2021-660016006	BIRDSONG, STEPHANIE NICOLE &	17	88,060	1000	7,836	692.00							
2020	2020-660016006	BIRDSONG, STEPHANIE NICOLE &	17	89,565	1000	7,579	694.00							
2019	2019-660016006	BIRDSONG, STEPHANIE NICOLE &	17	88,649	1000	7,329	679.00							
2018	2018-660016006	BIRDSONG, STEPHANIE NICOLE &	17	93,995	1000	7,086	655.00							
2017	2017-660016006	BIRDSONG, STEPHANIE NICOLE &	17	93,392	1000	6,851	629.00							
2016	2016-660016006	BIRDSONG, STEPHANIE NICOLE &	17	95,043	1000	6,622	622.00							
2015	2015-660016006	BIRDSONG, STEPHANIE NICOLE &	17	92,775	0	7,400	667.00							
2014	2014-660016006	BIRDSONG, STEPHANIE NICOLE &	17	95,613	0	7,048	654.00							
2013	2013-660016006	BIRDSONG, STEPHANIE NICOLE &	17	94,399	0	6,712	614.00							



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Lot Data	Square-Foot - NBHD 1177 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	2	
Non-Ag Acres	0.541	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	5	
	0	
Method	Square-Foot	
Base Lot Value	23,565.00 x 1.87 = 44,131	
Factor Value	-11,033	
Adjustments	1.0000	
Lot Value	33,098	

Residential Data	
Type	1 Single Family Residence
Condition	1.5 - Low
Quality	2 - Fair
Architecture	R3 Res Nbhd 3
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,395 / 1,395
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	504 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1974 / 63



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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	134,712	96.57	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	5
Indicated Value	127,020 Per SqFt

Cost Approach				Manual : 01/2025	
Base Cost	98.23	Total Misc Impr	+	7,130	
Roofing Adj	+ 4.05	Garage Cost	+	11,733	
Subfloor Adj	+ 2.42	Total RCN	=	188,662	
Heat/Cool Adj	+ 10.30	Depreciation ( 70%)	-	132,063	
Plumbing Adj	+ 6.72	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	56,599	
Adj Base Cost	= 121.72	Lot Value	+	33,098	
Total Area	x 1,395	Indicated Value	=	89,697	
Adjusted Cost	= 169,799	Value Per SqFt		64.30	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	56,599		
Lot Value	33,098		
Indicated Value	89,697	64.30	Per SqFt
Agland Value			
Site Improvements			
Total Value	89,697	64.30	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	4,576.55		4,577
PRCH	SLAB PORCH - COVERED	38386		73	73	21.07		1,538
PRCH	SLAB PORCH - COVERED	38387		8x6	48	21.14		1,015



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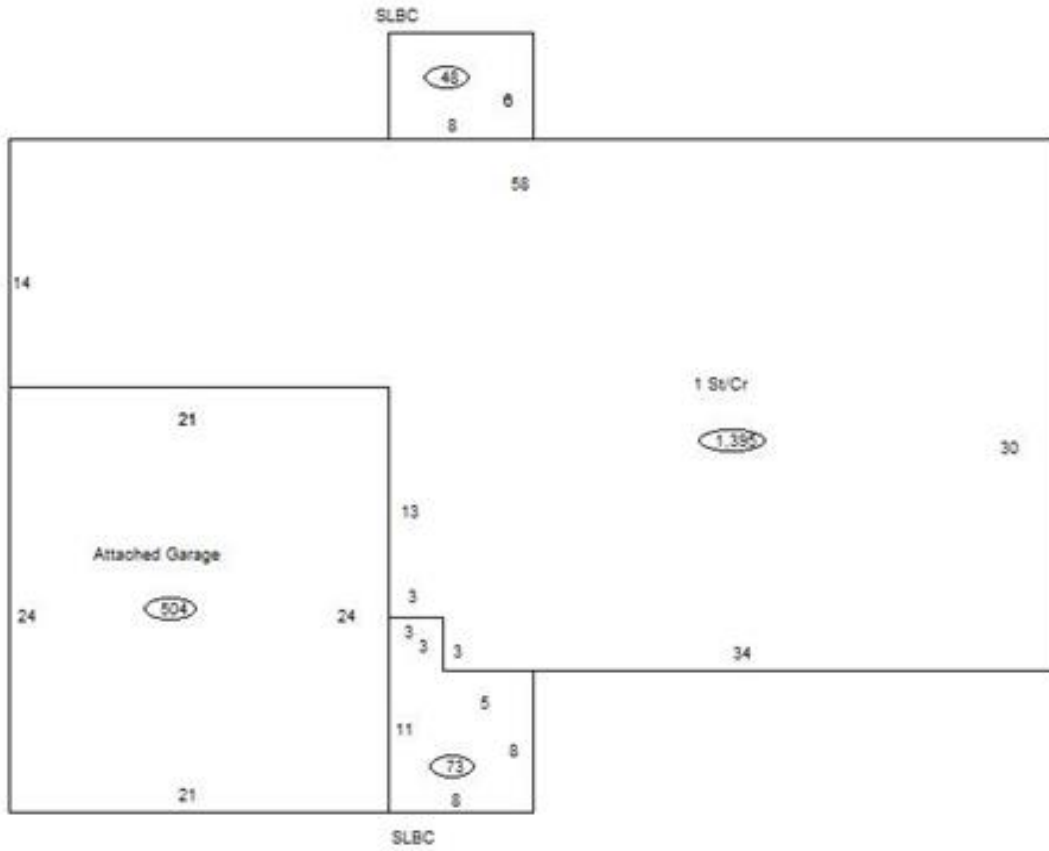
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### Sketch Image

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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	1,395	1.000	1,395
2	G	1		10	Attached Garage	504	1.000	504
3	M	PRCH		10	SLBC	73	1.000	73
4	M	PRCH		10	SLBC	48	1.000	48
<b>Total Building Area</b>						1,395		1,395



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	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 )						