



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image														
<b>Account</b> 660016013 <b>Parcel ID</b> 000000-00-0-10035-006-0010 <b>Cadastral ID</b> 17-21-16-00570 <b>Property Type</b> REAL - Real Property <b>Property Class</b> URP VI Area 1 <b>Tax Area</b> 17 - CLAREMORE OT <b>Name ID</b> 349363 TERRELL, SHANELL MARIE  16250 E COUNTRY VIEW CLAREMORE OK 74017-0000  <b>Parcel Location</b> <b>Situs</b> 01410 W DANNY <b>Subdivision</b> BERT HALL <b>Lot/Block</b> 0010 / 0006 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 17 / 21 / 16 / 5 <b>Neighborhood</b> 1177 - R-V01-SW CLAREMORE <b>School District</b> S001 - CLAREMORE SCHOOLS					<p>\\tsclient\A\TOMMY DUNLAP\New folder (266)\IMG_0059.JPG 9/11/2023</p>														
<b>Legal Description</b> Lat/Long: 36.30498612 -95.62793499																			
LOT 10 BLOCK 6 BERT HALL					<b>Building Permits</b> <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															
<b>Exemptions</b>					<b>Sale History</b>														
<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>	<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>										
H	Homestead	Yes	1,000	1,000	/	LUCAS, JACY	02/12/2026	183,500	YES										
H	Homestead	No	1,000		/	BACA PROPERTIES LLC	04/10/2019	115,000	YES										
PD	Add-Homestead	No	1,000		1006/191	FUGATE, G ARLENE	02/20/2019	66,000	17										
						MILLER, DAVID E &	10/25/1995	57,500	Yes										
<b>Parcel Valuation</b>																			
<b>Source</b>	<b>REAL</b>		<b>Fair Cash</b>	<b>Capped</b>	<b>Asmnt Level</b>	<b>Assessed</b>	<b>Levy Rate</b>	92.430	<b>Current Tax</b>										
Remove Cap	2027		Land Value 35,351	19,749	11%	2,172	Assessed	13,656	1,262.22										
Year Frozen	2002		Improvements 104,401	104,401		11,484	Penalty	0											
Uncapped Value	0		Mobile Home 0	0		0	Exemption	1,000	-92.00										
TIF Project ID	0		Total Value 139,752	124,150		13,656	Total Taxable	12,656	1,170.00										
<b>Assessment History</b>																			
<b>Tax Year</b>	<b>Statement Number</b>	<b>Billed Owner</b>			<b>Tax Area</b>	<b>Total Value</b>	<b>Exemptions</b>	<b>Taxable Value</b>	<b>Billed Tax</b>										
2025	2025-660016013	LUCAS, JACY			17	138,168	1000	12,259	1,133.00										
2024	2024-660016013	LUCAS, JACY			17	123,290	1000	11,873	1,097.00										
2023	2023-660016013	LUCAS, JACY			17	125,744	1000	11,498	1,053.00										
2022	2022-660016013	LUCAS, JACY			17	110,307	1000	11,134	1,031.00										
2021	2021-660016013	LUCAS, JACY			17	116,421	1000	11,806	1,042.00										
2020	2020-660016013	LUCAS, JACY			17	117,184	1000	11,890	1,089.00										
2019	2019-660016013	LUCAS, JACY			17	74,316	2000	2,896	268.00										
2018	2018-660016013	FUGATE, G ARLENE			17	81,911	2000	2,895	267.00										
2017	2017-660016013	FUGATE, G ARLENE			17	81,268	2000	2,896	266.00										
2016	2016-660016013	FUGATE, G ARLENE			17	82,678	2000	2,895	272.00										
2015	2015-660016013	FUGATE, G ARLENE			17	80,223	2000	2,895	261.00										
2014	2014-660016013	FUGATE, G ARLENE			17	83,008	2000	2,896	269.00										
2013	2013-660016013	FUGATE, G ARLENE			17	79,999	2000	2,896	265.00										



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Lot Data		Square-Foot - NBHD 1177 #1
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	0.2571	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	0
		0
Method	Square-Foot	
Base Lot Value	11,198.00 x 3.16 = 35,351	
Factor Value		
Adjustments	1.0000	
Lot Value	35,351	



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,344 / 1,344
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	440 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1977 / 37

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	145,698	108.41	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	151,380 Per SqFt

Cost Approach				Manual : 01/2025	
Base Cost	104.93	Total Misc Impr	+	2,822	
Roofing Adj	+ 4.44	Garage Cost	+	12,487	
Subfloor Adj	+ 1.15	Total RCN	=	193,335	
Heat/Cool Adj	+ 11.47	Depreciation ( 46%)	-	88,934	
Plumbing Adj	+ 10.47	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	104,401	
Adj Base Cost	= 132.46	Lot Value	+	35,351	
Total Area	x 1,344	Indicated Value	=	139,752	
Adjusted Cost	= 178,026	Value Per SqFt		103.98	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	104,401		
Lot Value	35,351		
Indicated Value	139,752	103.98	Per SqFt
Agland Value			
Site Improvements			
Total Value	139,752	103.98	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	38411	8x8		64	24.07		1,540
PATO	SLAB PORCH - OPEN	38412	12x10		120	10.68		1,282



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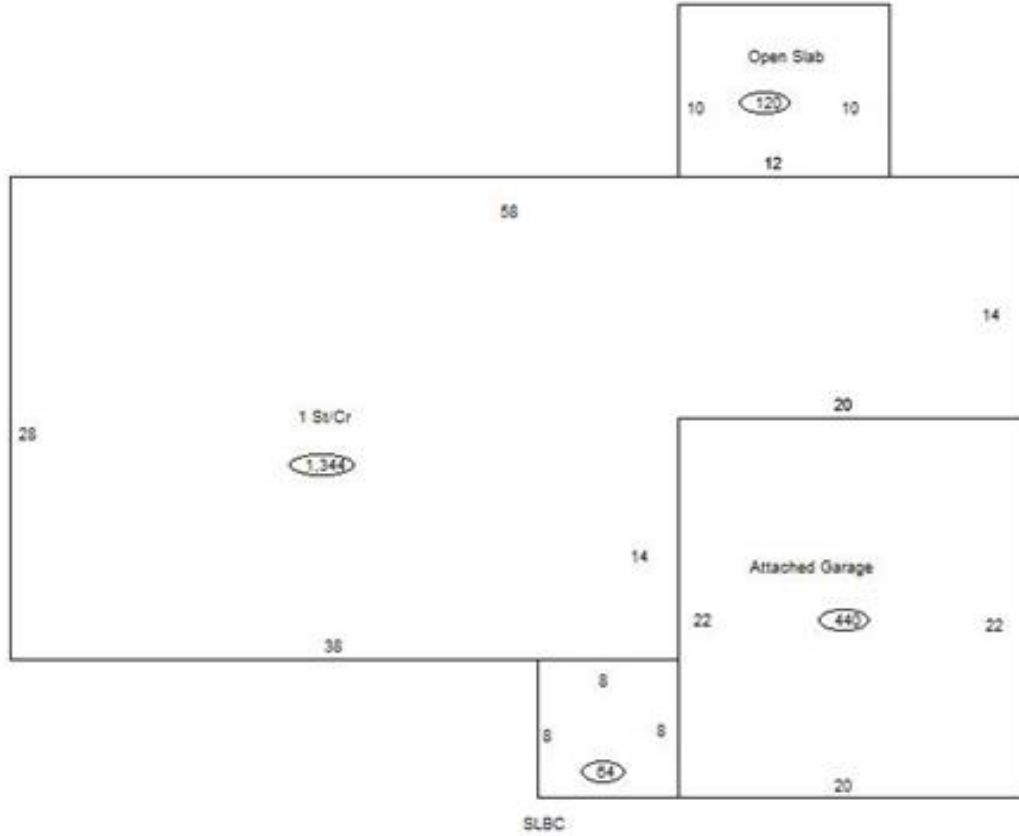
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Sketch Image

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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	1,344	1.000	1,344
2	G	1		10	Attached Garage	440	1.000	440
3	M	PRCH		10	SLBC	64	1.000	64
4	M	PATO		10	Open Slab	120	1.000	120
<b>Total Building Area</b>						1,344		1,344



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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	
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>	
Base Cost (4.68 x )						