



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 660016019 Parcel ID 000000-00-0-10035-006-0016 Cadastral ID 17-21-16-00630 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 335692 SPENCER, MATTHEW L & EMILY A 1287 S WORTMAN AVE CLAREMORE OK 74017-0000 Parcel Location Situs 01287 S WORTMAN AVE Subdivision BERT HALL Lot/Block 0016 / 0006 Parcel Size 1 - 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 (266)\IMG_0043.JPG 9/11/2023</p>																																																	
Legal Description Lat/Long: 36.30493356 -95.62611655																																																						
LOT 16 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> </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																																													
					/	STOOKEY, IDA M	09/03/2021	210,000	YES																																													
					942/449	BAKER, JACK	12/30/1993	71,000	Yes																																													
Parcel Valuation					<table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>92.430</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>2022</td> <td>Land Value</td> <td>37,348</td> <td>37,348</td> <td>11%</td> <td>4,108</td> <td>Assessed</td> <td>22,016 2,034.94</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements</td> <td>162,808</td> <td>162,808</td> <td> </td> <td>17,908</td> <td>Penalty</td> <td>0</td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home</td> <td>0</td> <td>0</td> <td> </td> <td>0</td> <td>Exemption</td> <td>0 0.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value</td> <td>200,156</td> <td>200,156</td> <td> </td> <td>22,016</td> <td>Total Taxable</td> <td>22,016 2,035.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax	Remove Cap	2022	Land Value	37,348	37,348	11%	4,108	Assessed	22,016 2,034.94	Year Frozen	0	Improvements	162,808	162,808		17,908	Penalty	0	Uncapped Value	0	Mobile Home	0	0		0	Exemption	0 0.00	TIF Project ID	0	Total Value	200,156	200,156		22,016	Total Taxable	22,016 2,035.00
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TIF Project ID	0	Total Value	200,156	200,156		22,016	Total Taxable	22,016 2,035.00																																														
Assessment History																																																						
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-660016019	SPENCER, MATTHEW L &	17	194,695	0	21,057	1,946.00																																															
2024	2024-660016019	SPENCER, MATTHEW L &	17	182,314	0	20,054	1,853.00																																															
2023	2023-660016019	SPENCER, MATTHEW L &	17	210,000	0	23,100	2,116.00																																															
2022	2022-660016019	SPENCER, MATTHEW L &	17	210,000	0	23,100	2,138.00																																															
2021	2021-660016019	SPENCER, MATTHEW L &	17	159,893	0	17,588	1,553.00																																															
2020	2020-660016019	STOOKEY, IDA M	17	157,214	0	17,294	1,584.00																																															
2019	2019-660016019	STOOKEY, IDA M	17	152,109	0	16,540	1,532.00																																															
2018	2018-660016019	STOOKEY, IDA M	17	157,017	0	15,752	1,455.00																																															
2017	2017-660016019	STOOKEY, IDA M	17	155,578	0	15,002	1,378.00																																															
2016	2016-660016019	STOOKEY, IDA M	17	158,406	0	14,288	1,341.00																																															
2015	2015-660016019	STOOKEY, IDA M	17	153,486	0	13,607	1,227.00																																															
2014	2014-660016019	STOOKEY, IDA M	17	154,803	0	12,959	1,202.00																																															
2013	2013-660016019	STOOKEY, IDA M	17	148,425	0	12,343	1,129.00																																															



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Lot Data	Square-Foot - NBHD 1177 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	0.3216	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	14,011.00 x 2.67 = 37,348	
Factor Value		
Adjustments	1.0000	
Lot Value	37,348	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	85% Veneer, Masonry 15% Frame, Siding, Wood
Base/Total Area	1,859 / 1,859
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,859
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 3.0 /
Basement Area	
Garage Type	440 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1979 / 35



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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	204,263	109.88	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	223,160 Per SqFt

Cost Approach				Manual : 01/2025	
Base Cost	107.92	Total Misc Impr	+	18,800	
Roofing Adj	+ 4.77	Garage Cost	+	14,498	
Subfloor Adj	+ -2.27	Total RCN	=	281,586	
Heat/Cool Adj	+ 12.64	Depreciation (43%)	-	121,082	
Plumbing Adj	+ 10.50	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	160,504	
Adj Base Cost	= 133.56	Lot Value	+	37,348	
Total Area	x 1,859	Indicated Value	=	197,852	
Adjusted Cost	= 248,288	Value Per SqFt		106.43	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	160,504		
Lot Value	37,348		
Indicated Value	197,852	106.43	Per SqFt
Agland Value			
Site Improvements	2,304		
Total Value	200,156	107.67	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	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	38433	21x6		126	26.54		3,344
PRCH	SLAB PORCH - COVERED	38434	24x13		312	25.95		8,096
PATO	SLAB PORCH - OPEN	142006	29x3		87	11.48		999
PATO	SLAB PORCH - OPEN	142007	13x5		65	11.48		746



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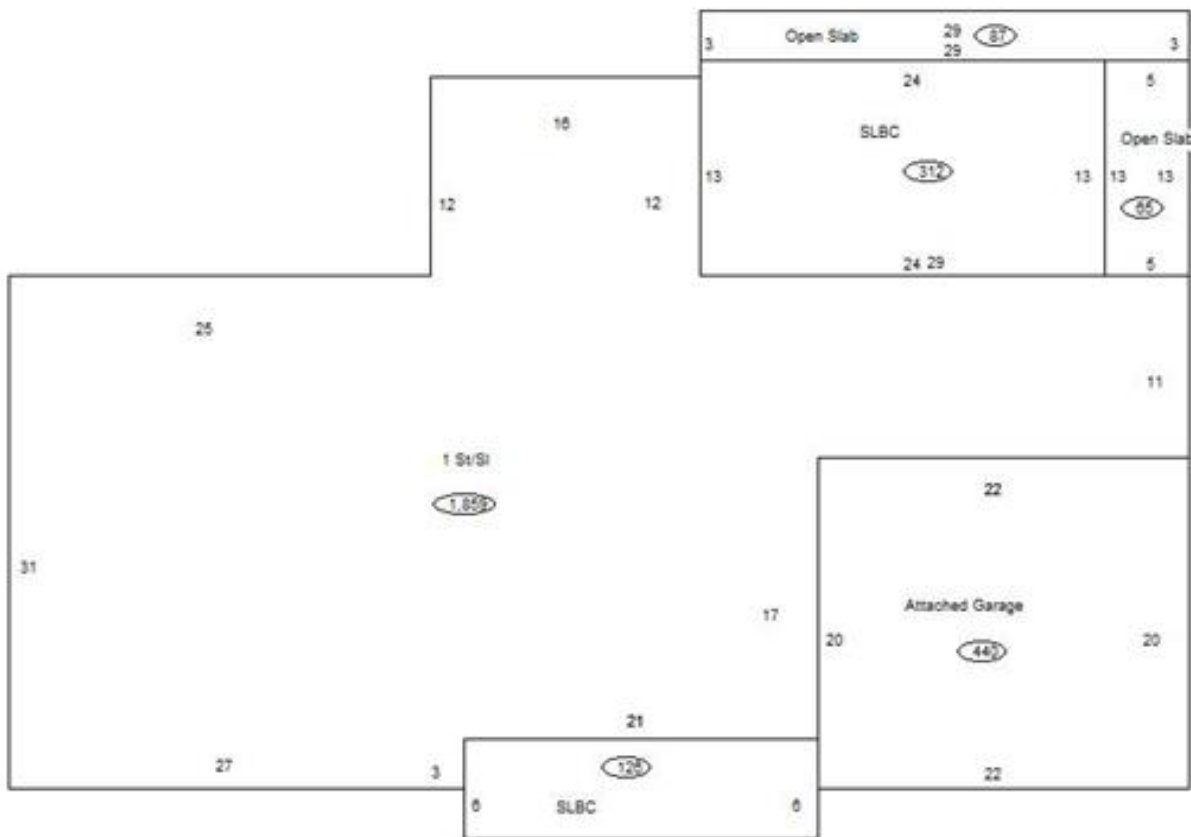
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Sketch Image

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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	1,859	1.000	1,859
2	G	1		10	Attached Garage	440	1.000	440
3	M	PRCH		10	SLBC	126	1.000	126
4	M	PRCH		10	SLBC	312	1.000	312
5	M	PATO		10	Open Slab	87	1.000	87
6	M	PATO		10	Open Slab	65	1.000	65
Total Building Area						1,859		1,859



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	DTGF	DETACHED GARAGE FAIR	0x0x0			240
	Qual 2	Cond 3	Year	Eff Age		
Valuation Summary		Modifier Total	RCN	Depr (40% Phys/ % Func)	RCNLD	
Base Cost (16.00 x 240)		3,840		3,840	1,536	2,304