



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	660016041				<p>\\tsclient\A\TOMMY DUNLAP\New folder (267)\IMG_0022.JPG 9/12/2023</p>				
Parcel ID	000000-00-0-10035-008-0006								
Cadastral ID	17-21-16-00850								
Property Type	REAL - Real Property								
Property Class	URP	VI Area	1						
Tax Area	17 - CLAREMORE OT								
Name ID	326819								
TANDY, SUE LIVING TRUST									
2307 HOLLY RD CLAREMORE OK 74019-0000									
Parcel Location									
Situs	01300 EDDY								
Subdivision	BERT HALL								
Lot/Block	0006 / 0008	Parcel Size	1 - Lots						
Sec/Twn/Rng	17 / 21 / 16 / 5								
Neighborhood	1177 - R-V01-SW CLAREMORE								
School District	S001 - CLAREMORE SCHOOLS								
Legal Description Lat/Long: 36.30400389 -95.62488191									
Building Permits									
LOT 6 BLOCK 8 BERT HALL									
Exemptions									
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					/	TANDY, SUE A	01/30/2022	0	WB
					2178/441	CALLISON, JOHN L	06/23/2011	75,000	YES
					934/612	YORK, JOE ELBURN	10/28/1993	49,000	Yes
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax	
Remove Cap	0	Land Value	34,579	23,122	11%	2,543	Assessed	10,550	975.14
Year Frozen	0	Improvements	72,791	72,791		8,007	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	107,370	95,913		10,550	Total Taxable	10,550	975.00
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660016041	TANDY, SUE	17	107,131	0	10,048	929.00		
2024	2024-660016041	TANDY, SUE	17	89,077	0	9,570	884.00		
2023	2023-660016041	TANDY, SUE ANN	17	89,333	0	9,114	835.00		
2022	2022-660016041	TANDY, SUE ANN	17	78,910	0	8,680	804.00		
2021	2021-660016041	TANDY, TERRY & SUE A	17	81,990	0	9,019	796.00		
2020	2020-660016041	TANDY, TERRY & SUE A	17	84,161	0	9,258	848.00		
2019	2019-660016041	TANDY, TERRY & SUE A	17	93,220	0	10,254	950.00		
2018	2018-660016041	TANDY, TERRY & SUE A	17	97,313	0	10,560	976.00		
2017	2017-660016041	TANDY, TERRY & SUE A	17	96,500	0	10,057	924.00		
2016	2016-660016041	TANDY, TERRY & SUE A	17	98,324	0	9,578	899.00		
2015	2015-660016041	TANDY, TERRY & SUE A	17	82,930	0	9,122	823.00		
2014	2014-660016041	TANDY, TERRY & SUE A	17	85,618	0	9,418	873.00		
2013	2013-660016041	TANDY, TERRY & SUE A	17	82,752	0	9,103	833.00		




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Lot Data	Square-Foot - NBHD 1177 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 0.2321 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 10,111.00 x 3.42 = 34,579 Factor Value Adjustments 1.0000 Lot Value 34,579		 <p>\\tsclient\A\TOMMY DUNLAP\New folder (267)\IMG_0022.JPG 9/12/2023</p>

Residential Data	
Type	1 Single Family Residence
Condition	2 - Fair
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	70% Veneer, Masonry 30% Frame, Siding, Wood
Base/Total Area	1,248 / 1,248
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,248
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	480 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1975 / 51

Cost Approach				Manual : 01/2025			
Base Cost	96.74	Total Misc Impr	+ 5,592				
Roofing Adj	+ 4.05	Garage Cost	+ 11,285				
Subfloor Adj	+ 0.00	Total RCN	= 168,160				
Heat/Cool Adj	+ 10.30	Depreciation (60%)	- 100,896				
Plumbing Adj	+ 10.13	Lump Sums	+ 4,590				
Basement Adj	+ 0.00	RCNLD	= 71,854				
Adj Base Cost	= 121.22	Lot Value	+ 34,579				
Total Area	x 1,248	Indicated Value	= 106,433				
Adjusted Cost	= 151,283	Value Per SqFt	85.28				

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	127,187	101.91	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	108,810		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	71,854		
Lot Value	34,579		
Indicated Value	106,433	85.28	Per SqFt
Agland Value			
Site Improvements	937		
Total Value	107,370	86.03	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	38513	8x6		48	21.14		1,015
WODC	WOOD DECK - COVERED	38514	12x10		120	40.69	6%	4,590



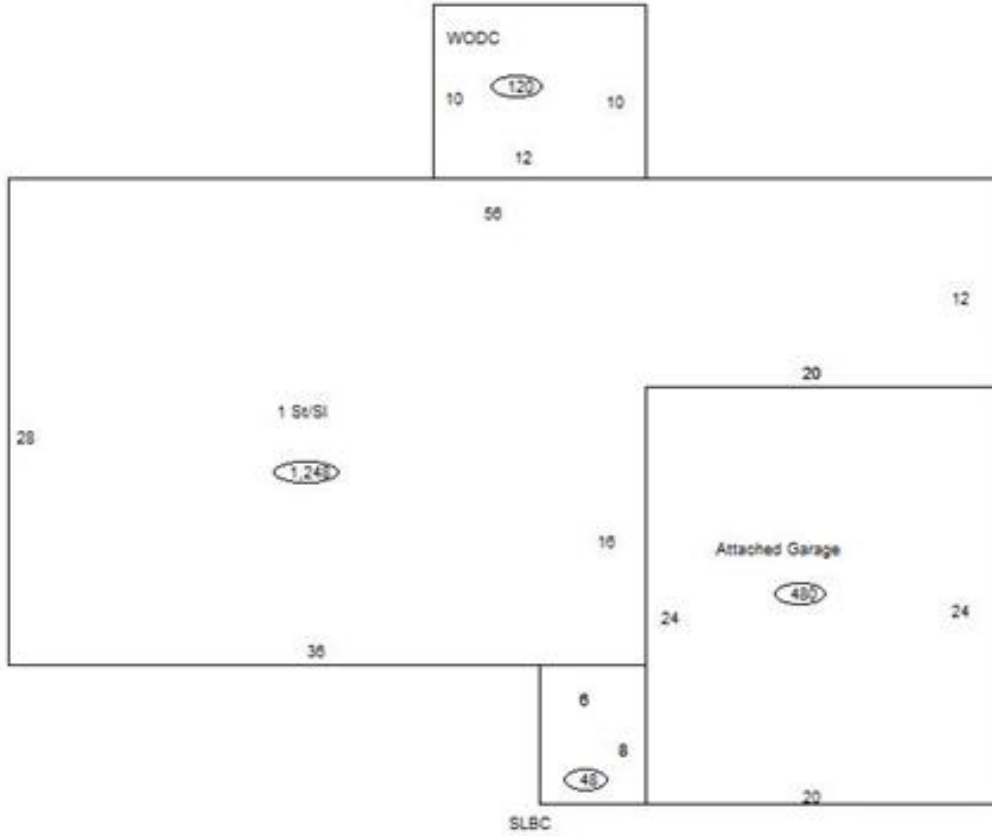
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Sketch Image

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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/Sl	1,248	1.000	1,248
2	G	1		10	Attached Garage	480	1.000	480
3	M	PRCH		10	SLBC	48	1.000	48
4	M	WODC		10	WODC	120	1.000	120
Total Building Area						1,248		1,248



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	14x22x0			308
	Qual	2	Cond 3	Year	Eff Age 1520	
Valuation Summary		Modifier Total	RCN	Depr (35% Phys/ % Func)		RCNLD
Base Cost (4.68 x 308)		1,441		1,441 504		937