




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 660016058 Parcel ID 000000-00-0-10395-002-0014 Cadastral ID 17-21-16-01110 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 298218 STEVENS, KEVIN 1106 W 9TH ST CLAREMORE OK 74017-0000 Parcel Location Situs 01106 W 9TH ST S Subdivision SKYVIEW Lot/Block 0014 / 0002 Parcel Size 3 - Lots Sec/Twn/Rng 17 / 21 / 16 / 5 Neighborhood 1161 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS					 <p>08/21/2023</p> <p>\\tsclient\A\TOMMY DUNLAP\New folder (251)\IMG_0025.JPG 8/21/2023</p>														
Legal Description Lat/Long: 36.29992590 -95.62300591																			
LOT 12, 13, & 14 BLOCK 2 SKYVIEW					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										
H	Homestead	Yes	1,000	1,000	1964/537	TRICKEY, BENJAMIN W &	06/30/2008	155,000	YES										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax										
Remove Cap	2009		Land Value 110,089	61,359	11%	6,749	Assessed	20,810	1,923.47										
Year Frozen	0		Improvements 138,813	127,835		14,061	Penalty	0											
Uncapped Value	0		Mobile Home 0	0		0	Exemption	1,000	-92.00										
TIF Project ID	0		Total Value 248,902	189,194		20,810	Total Taxable	19,810	1,831.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660016058	STEVENS, KEVIN			17	240,989	1000	19,206	1,775.00										
2024	2024-660016058	STEVENS, KEVIN			17	314,132	1000	18,617	1,721.00										
2023	2023-660016058	STEVENS, KEVIN			17	177,288	1000	18,045	1,653.00										
2022	2022-660016058	STEVENS, KEVIN			17	168,098	1000	17,491	1,619.00										
2021	2021-660016058	STEVENS, KEVIN			17	163,916	1000	17,031	1,504.00										
2020	2020-660016058	STEVENS, KEVIN			17	162,905	1000	16,920	1,549.00										
2019	2019-660016058	STEVENS, KEVIN			17	166,190	1000	17,281	1,601.00										
2018	2018-660016058	STEVENS, KEVIN			17	172,693	1000	17,996	1,663.00										
2017	2017-660016058	STEVENS, KEVIN			17	170,993	1000	17,809	1,636.00										
2016	2016-660016058	STEVENS, KEVIN			17	166,914	1000	17,361	1,630.00										
2015	2015-660016058	STEVENS, KEVIN			17	163,263	1000	16,907	1,525.00										
2014	2014-660016058	STEVENS, KEVIN			17	166,257	1000	16,386	1,519.00										
2013	2013-660016058	STEVENS, KEVIN			17	160,578	1000	15,879	1,453.00										




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Lot Data	Square-Foot - NBHD 1161 #1	Primary Image
Lot Size Lot Count 1 Units Buildable 12600 Non-Ag Acres 0.8097 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 35,271.00 x 3.12 = 110,089 Factor Value Adjustments 1.0000 Lot Value 110,089		 <p>\\tsclient\A\TOMMY DUNLAP\New folder (251)\IMG_0025.JPG 8/21/2023</p>

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	R3 Res Nbhd 3
Style	100% One Story
Exterior Wall	10% Veneer, Stone 90% Frame, Siding, Wood
Base/Total Area	1,725 / 1,725
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,725
Fixture/RghIn	11 /
Bed/F/H Bath	2 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1982 / 33

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	137,871	79.93	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	175,090		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	89.18	Total Misc Impr	+	16,667			
Roofing Adj	+ 3.95	Garage Cost	+				
Subfloor Adj	+ 0.00	Total RCN	=	207,728			
Heat/Cool Adj	+ 10.30	Depreciation (45%)	-	93,478			
Plumbing Adj	+ 7.33	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	114,250			
Adj Base Cost	= 110.76	Lot Value	+	110,089			
Total Area	x 1,725	Indicated Value	=	224,339			
Adjusted Cost	= 191,061	Value Per SqFt		130.05			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	114,250		
Lot Value	110,089		
Indicated Value	224,339	130.05	Per SqFt
Agland Value			
Site Improvements	24,563		
Total Value	248,902	144.29	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	38561	10x10		100	20.98		2,098
PRCH	SLAB PORCH - COVERED	38562	36x12		432	20.15		8,705
PATO	SLAB PORCH - OPEN	38563	36x8		288	8.09		2,330
PRCH	SLAB PORCH - COVERED	38564	14x6		84	21.03		1,767
PRCH	SLAB PORCH - COVERED	38565	14x6		84	21.03		1,767



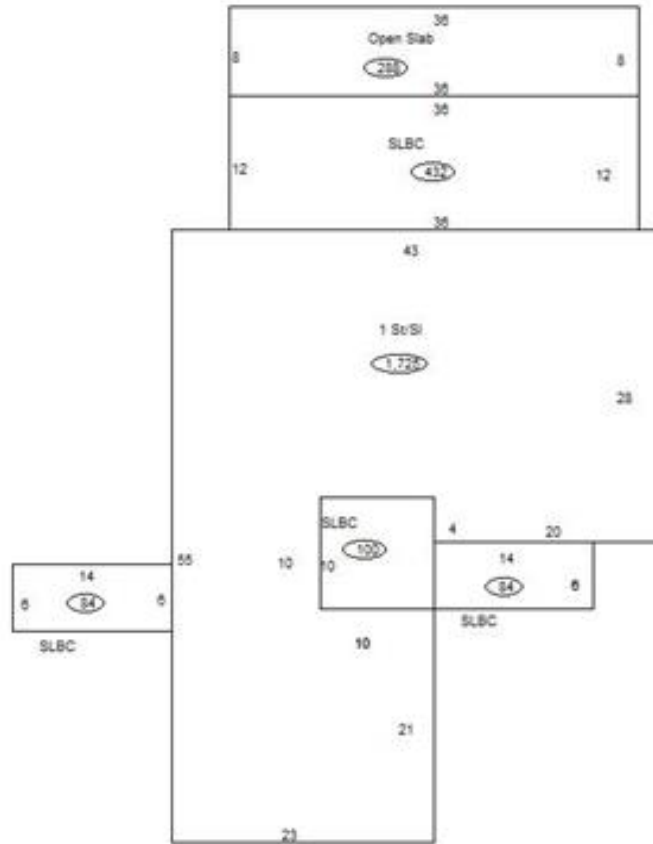
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,725	1.000	1,725
2	M	PRCH		13	SLBC	100	1.000	100
3	M	PRCH		13	SLBC	432	1.000	432
4	M	PATO		13	Open Slab	288	1.000	288
5	M	PRCH		13	SLBC	84	1.000	84
6	M	PRCH		13	SLBC	84	1.000	84
Total Building Area						1,725		1,725



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	0x0x0			768
	Qual 2	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (45% Phys/ % Func)	RCNLD
	Base Cost (31.28 x 768)		24,023		24,023	10,810
	DTGF	DETACHED GARAGE FAIR	0x0x0			720
	Qual 2	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (50% Phys/ % Func)	RCNLD
	Base Cost (16.00 x 720)		11,520		11,520	5,760
	SV	SWIM VINYL	0x0x0			1
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (25,000.00 x 1)		25,000		25,000	20,000
	STF	STG FAIR	13x6x0			78
	Qual 2	Cond 3	Year	Eff Age	1520	
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
	Base Cost (4.68 x 78)		365		365	
	STF	STG FAIR	20x12x0			240
	Qual 2	Cond 3	Year	Eff Age	1520	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (4.68 x 240)		1,123		1,123	898