



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 660016131 Parcel ID 000000-00-0-10455-001-0004 Cadastral ID 17-21-16-01840 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 341520 FOLKES, CONNIE A IRREVOCABLE TRUST ROBERT L FOLKES-TRUSTEE 23688 S SOUTHRIDGE DR CLAREMORE OK 74019-0000																																																						
Parcel Location Situs 01007 E PECAN LN Subdivision WALNUT PARK I Lot/Block 0004 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 17 / 21 / 16 / 5 Neighborhood 1161 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS																																																						
Legal Description Lot/Long: 36.29737749 -95.62214896					Building Permits																																																	
LOT 4 BLOCK 1 WALNUT PARK I					<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																																								
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Exemptions					Sale History																																																	
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code																																													
H	Homestead	Yes	1,000	1,000	/	FOLKES, CONNIE A	05/12/2023	0	4																																													
					2514/51	FOLKES, CONSTANCE A	10/24/2015	0	4																																													
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>0</td> <td>Land Value 43,769</td> <td>20,337</td> <td>11%</td> <td>2,237</td> <td>Assessed</td> <td>6,542</td> <td>604.68</td> </tr> <tr> <td>Year Frozen</td> <td>2010</td> <td>Improvements 73,877</td> <td>39,134</td> <td></td> <td>4,305</td> <td>Penalty</td> <td>0</td> <td></td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home 0</td> <td>0</td> <td></td> <td>0</td> <td>Exemption</td> <td>1,000</td> <td>-93.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 117,646</td> <td>59,471</td> <td></td> <td>6,542</td> <td>Total Taxable</td> <td>5,542</td> <td>512.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax	Remove Cap	0	Land Value 43,769	20,337	11%	2,237	Assessed	6,542	604.68	Year Frozen	2010	Improvements 73,877	39,134		4,305	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	1,000	-93.00	TIF Project ID	0	Total Value 117,646	59,471		6,542	Total Taxable	5,542	512.00
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Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-660016131	FOLKES, CONNIE A	17	116,837	0	6,351	587.00																																															
2024	2024-660016131	FOLKES, CONNIE A	17	118,331	0	6,049	559.00																																															
2023	2023-660016131	FOLKES, CONNIE A	17	98,539	1000	4,761	436.00																																															
2022	2022-660016131	FOLKES, CONNIE A	17	76,601	1000	4,761	441.00																																															
2021	2021-660016131	FOLKES, CONNIE A	17	79,712	1000	4,761	420.00																																															
2020	2020-660016131	FOLKES, CONNIE A	17	80,471	1000	4,761	436.00																																															
2019	2019-660016131	FOLKES, CONNIE A	17	78,429	1000	4,761	441.00																																															
2018	2018-660016131	FOLKES, CONNIE A	17	82,117	1000	4,761	440.00																																															
2017	2017-660016131	FOLKES, CONNIE A	17	81,412	1000	4,761	437.00																																															
2016	2016-660016131	FOLKES, CONNIE A	17	79,344	1000	4,761	447.00																																															
2015	2015-660016131	FOLKES, CONSTANCE A	17	76,407	1000	4,761	429.00																																															
2014	2014-660016131	FOLKES, CONSTANCE A	17	77,029	1000	4,761	441.00																																															
2013	2013-660016131	FOLKES, CONSTANCE A	17	73,672	1000	4,761	436.00																																															



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Lot Data	Square-Foot - NBHD 1161 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	0.1827	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	7,958.00 x 5.50 = 43,769	
Factor Value		
Adjustments	1.0000	
Lot Value	43,769	

Residential Data	
Type	1 Single Family Residence
Condition	2.5 - Fair
Quality	2 - Fair
Architecture	R3 Res Nbhd 3
Style	100% One Story
Exterior Wall	95% Veneer, Masonry 5% Frame, Siding, Wood
Base/Total Area	1,212 / 1,212
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,212
Fixture/RghIn	7 /
Bed/F/H Bath	3 / 1.5 /
Basement Area	
Garage Type	300 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1977 / 43



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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	110,668	91.31	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	95,240		Per SqFt

Cost Approach				Manual : 01/2025	
Base Cost	99.88	Total Misc Impr	+	1,350	
Roofing Adj	+ 4.08	Garage Cost	+	8,106	
Subfloor Adj	+ 0.00	Total RCN	=	156,229	
Heat/Cool Adj	+ 10.30	Depreciation (53%)	-	82,801	
Plumbing Adj	+ 6.84	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	73,428	
Adj Base Cost	= 121.10	Lot Value	+	43,769	
Total Area	x 1,212	Indicated Value	=	117,197	
Adjusted Cost	= 146,773	Value Per SqFt		96.70	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	73,428		
Lot Value	43,769		
Indicated Value	117,197	96.70	Per SqFt
Agland Value			
Site Improvements	449		
Total Value	117,646	97.07	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	38817	16x4		64	21.09		1,350



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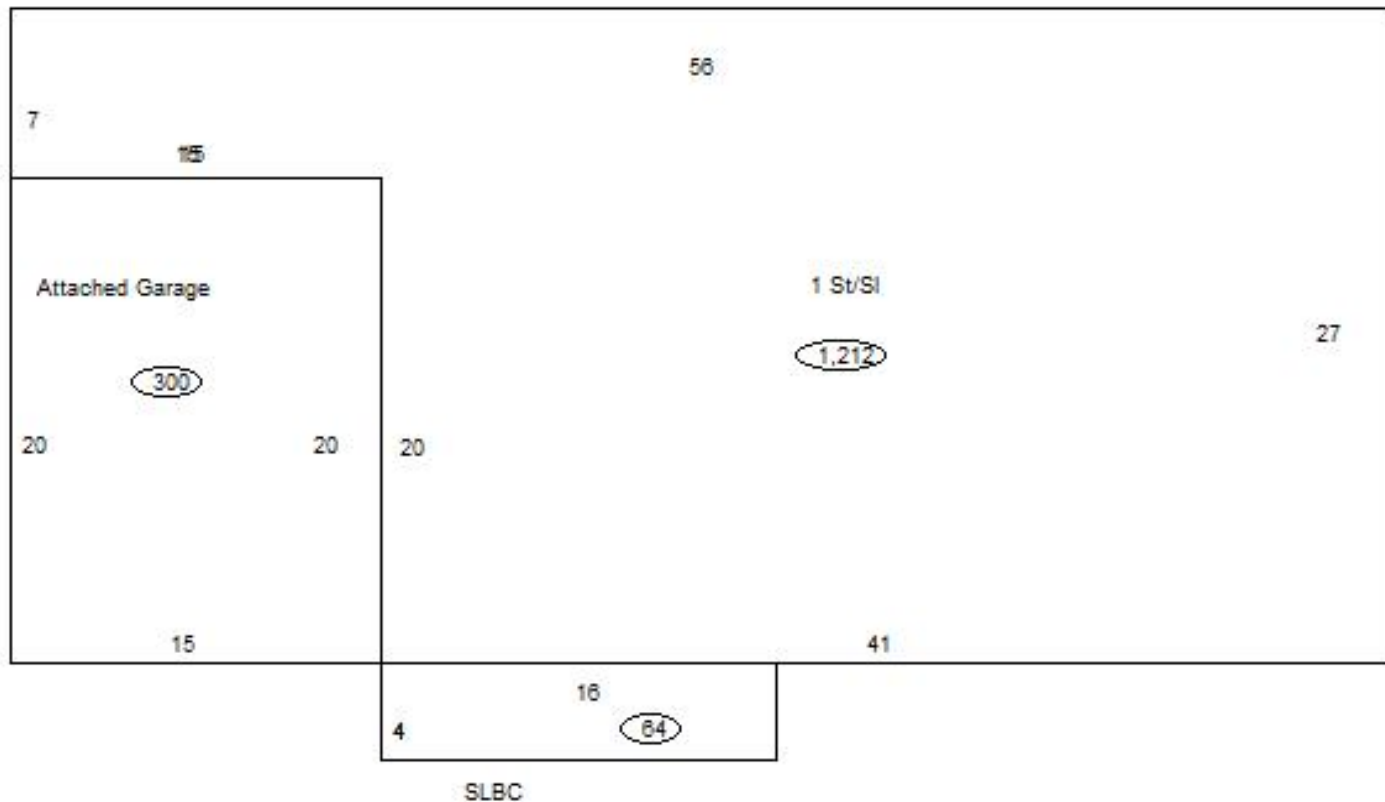
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Sketch Image

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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	1,212	1.000	1,212
2	G	1		10	Attached Garage	300	1.000	300
3	M	PRCH		10	SLBC	64	1.000	64
Total Building Area						1,212		1,212



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	8x16x0			128
	Qual	2	Cond 3	Year	Eff Age 1520	
Valuation Summary		Modifier Total	RCN	Depr (25% Phys/ % Func)		RCNLD
Base Cost (4.68 x 128)		599		599	150	449