



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	660016210													
Parcel ID	000000-00-0-10465-001-0001													
Cadastral ID	17-21-16-02620													
Property Type	REAL - Real Property													
Property Class	URP	VI Area 1												
Tax Area	17 - CLAREMORE OT													
Name ID	55704													
ROBERTS, CAROLYN L														
TRUSTEE														
1004 S OAKLANE CLAREMORE OK 74017-0000														
Parcel Location														
Situs	01004 OAK LN													
Subdivision	WALNUT PARK III													
Lot/Block	0001 / 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 Lat/Long: 36.29844502 -95.61990633														
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 colspan="5"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount										
LOT 1 BLOCK 1 WALNUT PARK III														
Exemptions														
Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code					
HV	Veteran	Yes	999,999	9,301	863/515			40,000	No					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax						
Remove Cap	0	Land Value	39,292	16,234	11%	1,786	Assessed	9,301	859.69					
Year Frozen	0	Improvements	73,228	68,319		7,515	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	9,301	-860.00					
TIF Project ID	0	Total Value	112,520	84,553		9,301	Total Taxable	0	0.00					
Assessment History														
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax					
2025	2025-660016210	ROBERTS, CAROLYN L			17	109,866	9030		.00					
2024	2024-660016210	ROBERTS, CAROLYN L			17	111,455	8767		.00					
2023	2023-660016210	ROBERTS, CAROLYN L			17	97,319	8512		.00					
2022	2022-660016210	ROBERTS, CAROLYN L			17	75,126	8264		.00					
2021	2021-660016210	ROBERTS, CAROLYN L			17	77,832	8371		.00					
2020	2020-660016210	ROBERTS, CAROLYN L			17	78,250	8128		.00					
2019	2019-660016210	ROBERTS, CAROLYN L			17	74,350	7891		.00					
2018	2018-660016210	ROBERTS, CAROLYN L			17	77,381	7661		.00					
2017	2017-660016210	ROBERTS, DONALD G & CAROLYN L			17	76,721	7438		.00					
2016	2016-660016210	ROBERTS, DONALD G & CAROLYN L			17	74,730	7221		.00					
2015	2015-660016210	ROBERTS, DONALD G & CAROLYN L			17	73,145	7011		.00					
2014	2014-660016210	ROBERTS, DONALD G &			17	74,506	6808		.00					
2013	2013-660016210	ROBERTS, DONALD G &			17	70,451	0	6,609	605.00					



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Lot Data	Square-Foot - NBHD 1161 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	0.164	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY 0	
	0	
Method	Square-Foot	
Base Lot Value	7,144.00 x 5.50 = 39,292	
Factor Value		
Adjustments	1.0000	
Lot Value	39,292	

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, Masonry 90% Frame, Siding, Vinyl
Base/Total Area	952 / 952
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	952
Fixture/RghIn	4 /
Bed/F/H Bath	3 / 1.0 /
Basement Area	
Garage Type	504 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1986 / 30

\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-8-30\IMG_004: 8/30/2023

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	124,389	130.66	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	142,250		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	96.04	Total Misc Impr	+	3,490			
Roofing Adj	+ 5.03	Garage Cost	+	11,733			
Subfloor Adj	+ 0.00	Total RCN	=	126,255			
Heat/Cool Adj	+ 10.30	Depreciation (42%)	-	53,027			
Plumbing Adj	+ 5.26	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	73,228			
Adj Base Cost	= 116.63	Lot Value	+	39,292			
Total Area	x 952	Indicated Value	=	112,520			
Adjusted Cost	= 111,032	Value Per SqFt		118.19			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	73,228		
Lot Value	39,292		
Indicated Value	112,520	118.19	Per SqFt
Agland Value			
Site Improvements			
Total Value	112,520	118.19	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	39086	96		96	20.99		2,015
PRCH	SLAB PORCH - COVERED	39087	14x5		70	21.07		1,475



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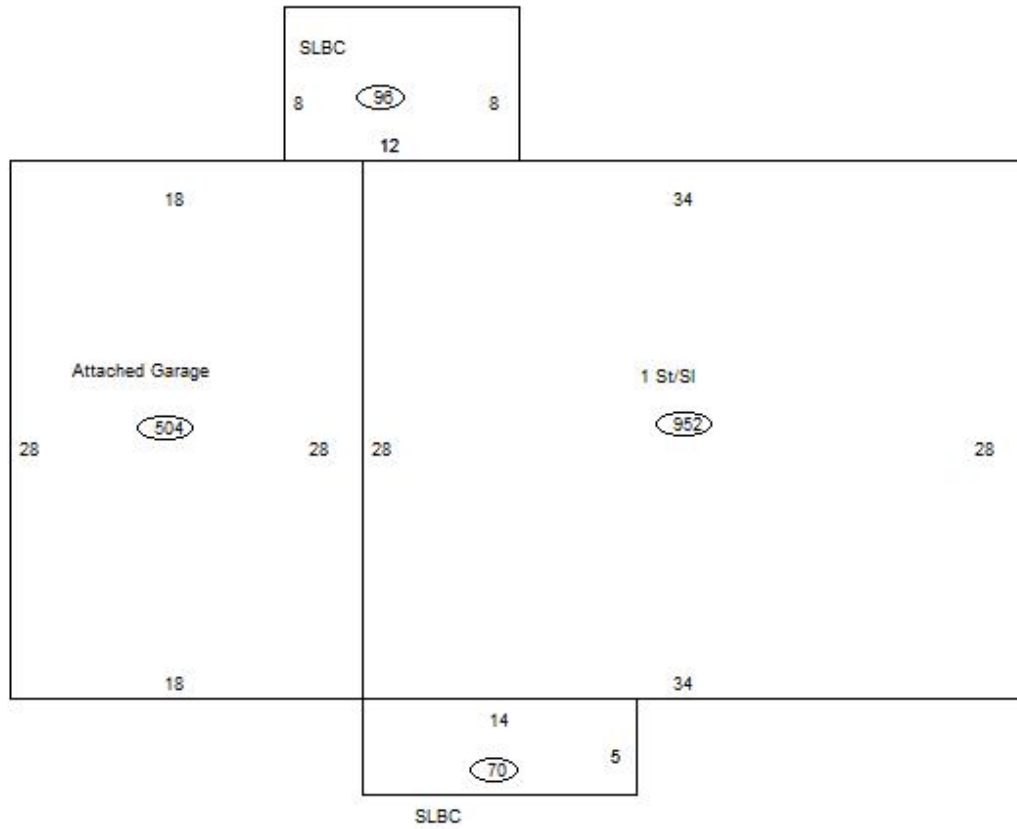
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Sketch Image

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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	952	1.000	952
2	G	1		10	Attached Garage	504	1.000	504
3	M	PRCH		10	SLBC	96	1.000	96
4	M	PRCH		10	SLBC	70	1.000	70
Total Building Area						952		952



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