



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image														
<b>Account</b> 660016697 <b>Parcel ID</b> 000000-00-0-10190-001-0018 <b>Cadastral ID</b> 18-21-16-01850 <b>Property Type</b> REAL - Real Property <b>Property Class</b> URP VI Area 1 <b>Tax Area</b> 17 - CLAREMORE OT <b>Name ID</b> 283800 ESTABROOK, DEBRA K & MURRY W TRUSTEES DEBRA K ESTABROOK REVOC TRUST 754 CHRISTMAS LN CLAREMORE OK 74017-0000																			
<b>Parcel Location</b> <b>Situs</b> 00754 CHRISTMAS LN <b>Subdivision</b> HOLIDAY HILLS <b>Lot/Block</b> 0018 / 0001 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 18 / 21 / 16 / 5 <b>Neighborhood</b> 1170 - R-V01-SW CLAREMORE <b>School District</b> S001 - CLAREMORE SCHOOLS																			
<b>Legal Description</b> Lot/Long: 36.30174032 -95.63604964					<b>Building Permits</b>														
LOT 18 BLOCK 1 HOLIDAY HILLS					<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															
<b>Exemptions</b>					<b>Sale History</b>														
<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>	<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>										
HVS	Veteran	Yes	999,999	18,342	1537/788	WALKINGSTICK, LOUIS D &	10/27/2003	129,833	YES										
					996/699	HALTOM, MARION MARGARETE	07/27/1995	85,000	Yes										
<b>Parcel Valuation</b>																			
<b>Source</b>	<b>REAL</b>		<b>Fair Cash</b>	<b>Capped</b>	<b>Asmnt Level</b>	<b>Assessed</b>	<b>Levy Rate</b>	92.430	<b>Current Tax</b>										
Remove Cap	2004		Land Value 83,432	49,829	11%	5,481	Assessed	18,342	1,695.35										
Year Frozen	0		Improvements 172,154	116,912		12,861	Penalty	0											
Uncapped Value	0		Mobile Home 0	0		0	Exemption	18,342	-1,695.00										
TIF Project ID	0		<b>Total Value</b> 255,586	166,741		18,342	<b>Total Taxable</b>	0	0.00										
<b>Assessment History</b>																			
<b>Tax Year</b>	<b>Statement Number</b>	<b>Billed Owner</b>			<b>Tax Area</b>	<b>Total Value</b>	<b>Exemptions</b>	<b>Taxable Value</b>	<b>Billed Tax</b>										
2025	2025-660016697	ESTABROOK, DEBRA K & MURRY W			17	244,150	17808		.00										
2024	2024-660016697	ESTABROOK, DEBRA K & MURRY W			17	233,068	17289		.00										
2023	2023-660016697	ESTABROOK, DEBRA K & MURRY W			17	152,593	16785		.00										
2022	2022-660016697	ESTABROOK, DEBRA K & MURRY W			17	148,203	16302		.00										
2021	2021-660016697	ESTABROOK, DEBRA K & MURRY W			17	149,805	16381		.00										
2020	2020-660016697	ESTABROOK, MURRY W			17	144,579	1000		.00										
2019	2019-660016697	ESTABROOK, MURRY W			17	138,610	1000	14,247	1,320.00										
2018	2018-660016697	ESTABROOK, MURRY W			17	145,014	1000	14,952	1,382.00										
2017	2017-660016697	ESTABROOK, MURRY W			17	144,010	1000	14,841	1,363.00										
2016	2016-660016697	ESTABROOK, MURRY W			17	140,860	1000	14,473	1,358.00										
2015	2015-660016697	ESTABROOK, MURRY W			17	136,567	1000	14,022	1,265.00										
2014	2014-660016697	ESTABROOK, MURRY W			17	139,212	1000	14,313	1,327.00										
2013	2013-660016697	ESTABROOK, MURRY W			17	135,482	1000	13,903	1,272.00										



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Lot Data	Square-Foot - NBHD 1170 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	2.3372	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	101,810.00 x .82 = 83,432	
Factor Value		
Adjustments	1.0000	
Lot Value	83,432	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Stone
Base/Total Area	2,403 / 2,403
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	2,403
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1970 / 42



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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	191,048	79.50	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	1		
Indicated Value	27,100		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	146,223		
Lot Value	83,432		
Indicated Value	229,655	95.57	Per SqFt
Agland Value			
Site Improvements	25,931		
Total Value	255,586	106.36	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	95.31	Total Misc Impr	+	17,063			
Roofing Adj	+ 4.48	Garage Cost	+				
Subfloor Adj	+ -1.00	Total RCN	=	292,447			
Heat/Cool Adj	+ 11.47	Depreciation ( 50%)	-	146,224			
Plumbing Adj	+ 4.34	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	146,223			
Adj Base Cost	= 114.60	Lot Value	+	83,432			
Total Area	x 2,403	Indicated Value	=	229,655			
Adjusted Cost	= 275,384	Value Per SqFt		95.57			

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,095.98		5,096
PRCH	SLAB PORCH - COVERED	40025	45x5		225	23.48		5,283
PRCH	SLAB PORCH - COVERED	40026	41x7		287	23.29		6,684



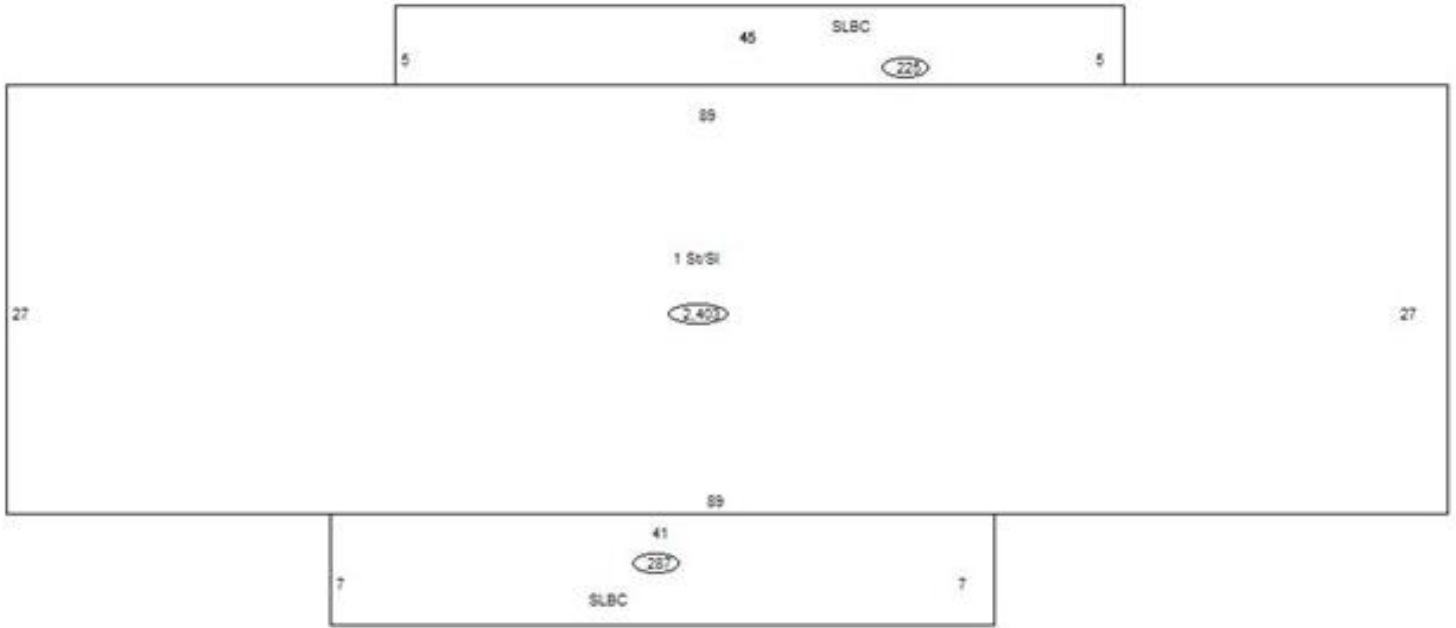
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Sketch Image

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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	2,403	1.000	2,403
2	M	PRCH		10	SLBC	225	1.000	225
3	M	PRCH		10	SLBC	287	1.000	287
<b>Total Building Area</b>						2,403		2,403



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	0x0x0			720
	Qual 2	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b> Base Cost (31.28 x 720) 22,522		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (0% Phys/ % Func)</b>	<b>RCNLD</b>
	CPDT	CARPORT - DETACHED	22x20x0			440
	Qual 3	Cond 3	Year	Eff Age 1520		
	<b>Valuation Summary</b> Base Cost (10.33 x 440) 4,545		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (25% Phys/ % Func)</b>	<b>RCNLD</b>
	STF	STG FAIR	0x0x0			
	Qual 2	Cond	Year	Eff Age		
	<b>Valuation Summary</b> Base Cost (4.68 x )		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>