



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 | 660016701 | | | | | | | | |
| Parcel ID | 000000-00-0-10190-001-0022 | | | | | | | | |
| Cadastral ID | 18-21-16-01890 | | | | | | | | |
| Property Type | REAL - Real Property | | | | | | | | |
| Property Class | URP | VI Area | 1 | | | | | | |
| Tax Area | 17 - CLAREMORE OT | | | | | | | | |
| Name ID | 73614 | | | | | | | | |
| FLOOD, ALGER W & PAMELA-TRUSTEES | | | | | | | | | |
| 738 CHRISTMAS LN CLAREMORE OK 74017-0000 | | | | | | | | | |
| Parcel Location | | | | | | | | | |
| Situs | 00738 CHRISTMAS LN | | | | | | | | |
| Subdivision | HOLIDAY HILLS | | | | | | | | |
| Lot/Block | 0022 / 0001 | Parcel Size | 1 - Lots | | | | | | |
| Sec/Twn/Rng | 18 / 21 / 16 / 5 | | | | | | | | |
| Neighborhood | 1170 - R-V01-SW CLAREMORE | | | | | | | | |
| School District | S001 - CLAREMORE SCHOOLS | | | | | | | | |
| Legal Description Lat/Long: 36.30355511 -95.63604098 | | | | | | | | | |
| Building Permits | | | | | | | | | |
| LOT 22 BLOCK 1 HOLIDAY HILLS | | | | | | | | | |
| Exemptions | | | | | | | | | |
| Code | Type | Active | Maximum | Exemption | Bk/Pg | Grantor | Date | Price | Code |
| H | Homestead | Yes | 1,000 | 1,000 | 2570/289 858/70 | FLOOD, ALGER W & | 08/15/2016 | 0 | 4 |
| Parcel Valuation | | | | | | | | | |
| Source | REAL | Fair Cash | Capped | Asmnt Level | Assessed | Levy Rate | 92.430 | Current Tax | |
| Remove Cap | 0 | Land Value | 83,460 | 37,164 | 11% | 4,088 | Assessed | 21,779 | 2,013.03 |
| Year Frozen | 0 | Improvements | 190,111 | 160,825 | | 17,691 | Penalty | 0 | |
| Uncapped Value | 0 | Mobile Home | 0 | 0 | | 0 | Exemption | 1,000 | -92.00 |
| TIF Project ID | 0 | Total Value | 273,571 | 197,989 | | 21,779 | Total Taxable | 20,779 | 1,921.00 |
| Assessment History | | | | | | | | | |
| Tax Year | Statement Number | Billed Owner | Tax Area | Total Value | Exemptions | Taxable Value | Billed Tax | | |
| 2025 | 2025-660016701 | FLOOD, ALGER W & | 17 | 264,705 | 1000 | 20,144 | 1,862.00 | | |
| 2024 | 2024-660016701 | FLOOD, ALGER W & | 17 | 272,770 | 1000 | 19,528 | 1,805.00 | | |
| 2023 | 2023-660016701 | FLOOD, ALGER W & | 17 | 209,500 | 1000 | 18,931 | 1,734.00 | | |
| 2022 | 2022-660016701 | FLOOD, ALGER W & | 17 | 204,097 | 1000 | 18,350 | 1,699.00 | | |
| 2021 | 2021-660016701 | FLOOD, ALGER W & | 17 | 210,924 | 1000 | 17,787 | 1,571.00 | | |
| 2020 | 2020-660016701 | FLOOD, ALGER W & | 17 | 200,725 | 1000 | 17,240 | 1,579.00 | | |
| 2019 | 2019-660016701 | FLOOD, ALGER W & | 17 | 197,438 | 1000 | 16,709 | 1,548.00 | | |
| 2018 | 2018-660016701 | FLOOD, ALGER W & | 17 | 206,075 | 1000 | 16,193 | 1,496.00 | | |
| 2017 | 2017-660016701 | FLOOD, ALGER W & | 17 | 204,099 | 1000 | 15,692 | 1,441.00 | | |
| 2016 | 2016-660016701 | FLOOD, ALGER W & | 17 | 199,419 | 1000 | 15,206 | 1,427.00 | | |
| 2015 | 2015-660016701 | FLOOD, ALGER W & | 17 | 193,481 | 1000 | 14,734 | 1,329.00 | | |
| 2014 | 2014-660016701 | FLOOD, ALGER W & | 17 | 195,099 | 1000 | 14,275 | 1,324.00 | | |
| 2013 | 2013-660016701 | FLOOD, ALGER W & | 17 | 187,272 | 1000 | 13,831 | 1,266.00 | | |



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| Lot Data | Square-Foot - NBHD 1170 #1 | Primary Image |
|-----------------|----------------------------|---------------|
| Lot Size | | |
| Lot Count | | |
| Units Buildable | 1 | |
| Non-Ag Acres | 2.3416 | |
| Topography | | |
| Street Access | | |
| Utilities | | |
| Amenities | LAND QUALITY | |
| | 0 | |
| | 0 | |
| Method | Square-Foot | |
| Base Lot Value | 101,999.00 x .82 = 83,460 | |
| Factor Value | | |
| Adjustments | 1.0000 | |
| Lot Value | 83,460 | |

| Residential Data | |
|------------------|----------------------------------|
| Type | 1 Single Family Residence |
| Condition | 3 - Average |
| Quality | 3 - Average |
| Architecture | |
| Style | 100% 1 1/2 Story Finished |
| Exterior Wall | 100% Veneer, Masonry |
| Base/Total Area | 1,956 / 2,618 |
| Style | 100% 1 1/2 Story Finished |
| HVAC | 100% Warmed & Cooled Air |
| Roof Cover | 1 Composition Shingle |
| Area on Slab | 1,956 |
| Fixture/RghIn | 16 / |
| Bed/F/H Bath | 5 / 3.5 / |
| Basement Area | |
| Garage Type | 543 Attached Garage - Unfinished |
| Remodel | |
| Year/Eff Age | 1967 / 44 |



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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 | 273,718 | 104.55 | Per SqFt |

| Direct Comparables | | | |
|--------------------|---------|------------------|----------|
| Selection Model | A | Adam Test | |
| Adjustment Model | 1 | 2022 Residential | |
| Comparables | 6 | | |
| Indicated Value | 294,090 | | Per SqFt |

| Cost Approach | | | | Manual : 01/2025 | | | |
|---------------|-----------|---------------------|---|------------------|--|--|--|
| Base Cost | 94.58 | Total Misc Impr | + | 13,999 | | | |
| Roofing Adj | + 3.53 | Garage Cost | + | 17,001 | | | |
| Subfloor Adj | + -1.65 | Total RCN | = | 338,824 | | | |
| Heat/Cool Adj | + 12.64 | Depreciation (49%) | - | 166,024 | | | |
| Plumbing Adj | + 8.48 | Lump Sums | + | 0 | | | |
| Basement Adj | + 0.00 | RCNLD | = | 172,800 | | | |
| Adj Base Cost | = 117.58 | Lot Value | + | 83,460 | | | |
| Total Area | x 2,618 | Indicated Value | = | 256,260 | | | |
| Adjusted Cost | = 307,824 | Value Per SqFt | | 97.88 | | | |

| Value Reconciliation | | | |
|----------------------|---------------|--------|----------------------|
| Selected Approach | Cost Approach | | |
| Improvements | 172,800 | | |
| Lot Value | 83,460 | | |
| Indicated Value | 256,260 | 97.88 | Per SqFt |
| Agland Value | | | |
| Site Improvements | 17,311 | | |
| Total Value | 273,571 | 104.50 | 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 | 5,615.40 | | 5,615 |
| PRCH | SLAB PORCH - COVERED | 40041 | 18x7 | | 126 | 26.54 | | 3,344 |
| PATO | SLAB PORCH - OPEN | 40042 | 586 | | 586 | 8.60 | | 5,040 |



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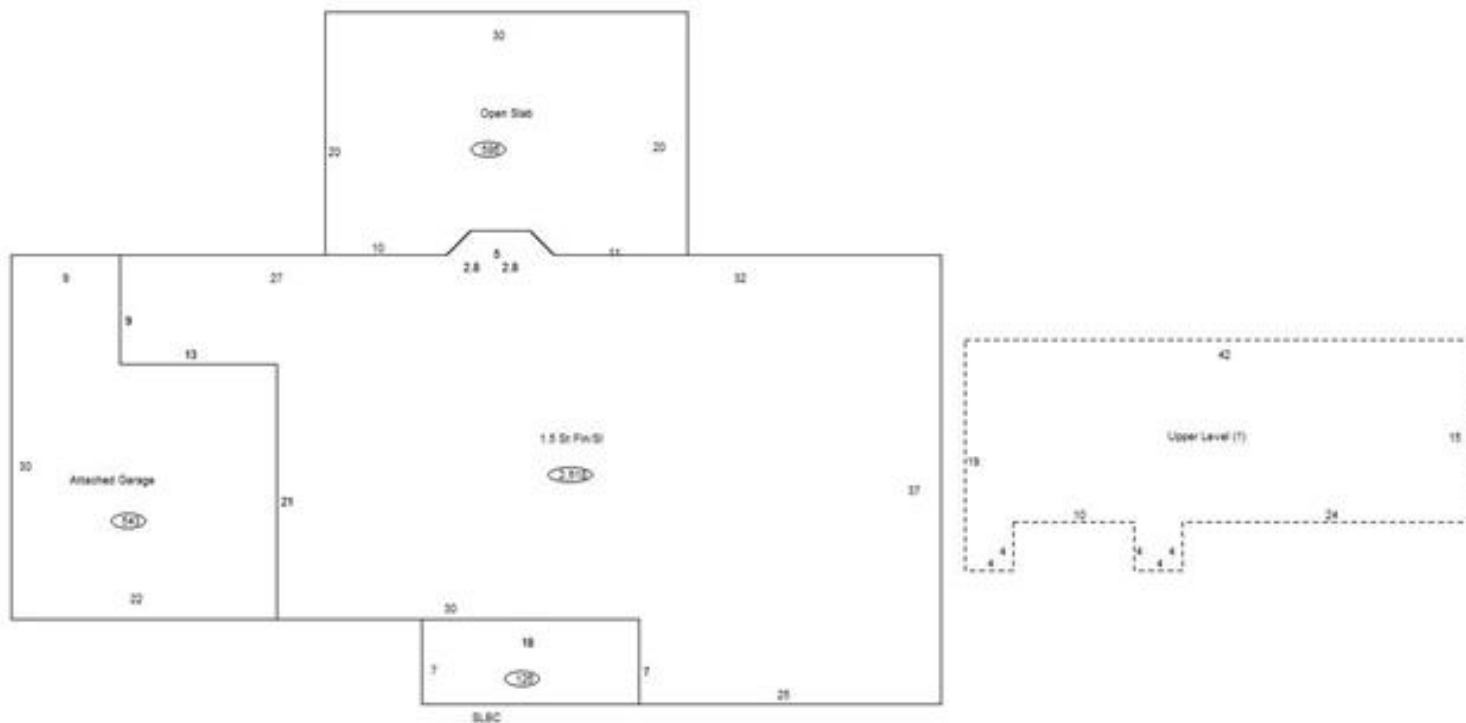
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Sketch Image

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Sketch Vector Information

| Sequence | Code | Type | Built Over | Scale | Section Label | Base Area | Multiplier | Total Area |
|----------------------------|------|------|------------|-------|-----------------|-----------|------------|------------|
| 1 | R | 5 | Slab | 10 | 1.5 St Fin/SI | 1,956 | 1.338 | 2,618 |
| 2 | G | 1 | | 10 | Attached Garage | 543 | 1.000 | 543 |
| 3 | M | PRCH | | 10 | SLBC | 126 | 1.000 | 126 |
| 4 | M | PATO | | 10 | Open Slab | 586 | 1.000 | 586 |
| 5 | U | ^UL | | 10 | Upper Level (1) | 662 | 1.000 | 662 |
| Total Building Area | | | | | | 1,956 | | 2,618 |



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Outbuildings/Site Improvements

| Building Image | Code | Description | Dimensions | Floor | Roofing | Total Units | |
|--|---------------------------|-------------------|-----------------------|-------|------------|--------------------------------|--------------|
|  | GRDT | GARAGE - DETACHED | 0x0x0 | | | 378 | |
| | Qual | 3 | Cond 3 | Year | Eff Age | | |
| | Valuation Summary | | Modifier Total | | RCN | Depr (50% Phys/ % Func) | RCNLD |
| | Base Cost (32.07 x 378) | | 12,122 | | 12,122 | 6,061 | 6,061 |
|  | SV | SWIM VINYL | 0x0x0 | | | 1 | |
| | Qual | 3 | Cond 3 | Year | Eff Age | | |
| | Valuation Summary | | Modifier Total | | RCN | Depr (55% Phys/ % Func) | RCNLD |
| | Base Cost (25,000.00 x 1) | | 25,000 | | 25,000 | 13,750 | 11,250 |