



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 660016708 Parcel ID 000000-00-0-10190-001-0028 Cadastral ID 18-21-16-01960 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 323389 IRVINE, JOSHUA ANDREW 714 CHRISTMAS LN CLAREMORE OK 74017-0000 Parcel Location Situs 00714 CHRISTMAS LN Subdivision HOLIDAY HILLS Lot/Block 0028 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 18 / 21 / 16 / 5 Neighborhood 1170 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS					<p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-9-6\IMG_0034. 9/6/2023</p>														
Legal Description Lat/Long: 36.30627603 -95.63655654																			
LOT 28 LESS E 315' BLOCK 1 HOLIDAY HILLS					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	2680/193	DWYER FAMILY TRUST	12/08/2017	124,670	YES										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax										
Remove Cap	2018		Land Value 73,571	36,763	11%	4,044	Assessed	15,673	1,448.66										
Year Frozen	0		Improvements 113,245	105,716		11,629	Penalty	0											
Uncapped Value	0		Mobile Home 0	0		0	Exemption	1,000	-93.00										
TIF Project ID	0		Total Value 186,816	142,479		15,673	Total Taxable	14,673	1,356.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660016708	IRVINE, JOSHUA ANDREW			17	185,560	1000	14,216	1,314.00										
2024	2024-660016708	IRVINE, JOSHUA ANDREW			17	184,703	1000	13,774	1,273.00										
2023	2023-660016708	IRVINE, JOSHUA ANDREW			17	145,178	1000	13,343	1,222.00										
2022	2022-660016708	IRVINE, JOSHUA ANDREW			17	126,593	1000	12,925	1,196.00										
2021	2021-660016708	IRVINE, JOSHUA ANDREW			17	124,145	1000	12,624	1,115.00										
2020	2020-660016708	IRVINE, JOSHUA ANDREW			17	120,243	1000	12,227	1,120.00										
2019	2019-660016708	IRVINE, JOSHUA ANDREW			17	120,359	0	13,239	1,226.00										
2018	2018-660016708	IRVINE, JOSHUA ANDREW			17	126,834	0	13,952	1,289.00										
2017	2017-660016708	DWYER, CHARLES B & AGNES M			17	129,827	0	11,521	1,058.00										
2016	2016-660016708	DWYER, CHARLES B & AGNES M			17	126,743	0	10,972	1,030.00										
2015	2015-660016708	DWYER, CHARLES B & AGNES M			17	125,865	0	10,450	942.00										
2014	2014-660016708	DWYER, CHARLES B & AGNES M			17	129,406	1000	8,953	830.00										
2013	2013-660016708	DWYER, CHARLES B & AGNES M			17	122,767	1000	8,662	793.00										



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Lot Data		Square-Foot - NBHD 1170 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	1.1983		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	52,197.00 x 1.41 = 73,571		
Factor Value			
Adjustments	1.0000		
Lot Value	73,571		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,506 / 1,506
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	440 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1968 / 44

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	150,065	99.64	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	167,200		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	104.18	Total Misc Impr	+ 25,546
Roofing Adj	+ 4.41	Garage Cost	+ 12,487
Subfloor Adj	+ 1.15	Total RCN	= 231,012
Heat/Cool Adj	+ 11.47	Depreciation (52%)	- 120,126
Plumbing Adj	+ 6.93	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 110,886
Adj Base Cost	= 128.14	Lot Value	+ 73,571
Total Area	x 1,506	Indicated Value	= 184,457
Adjusted Cost	= 192,979	Value Per SqFt	122.48

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	110,886		
Lot Value	73,571		
Indicated Value	184,457	122.48	Per SqFt
Agland Value			
Site Improvements	2,359		
Total Value	186,816	124.05	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	5,095.98		5,096
PRCH	SLAB PORCH - COVERED	40069	22x4		88	23.99		2,111
EPSW	ENCLOSED PORCH - SOLID WALL	40070	20x15		300	61.13		18,339



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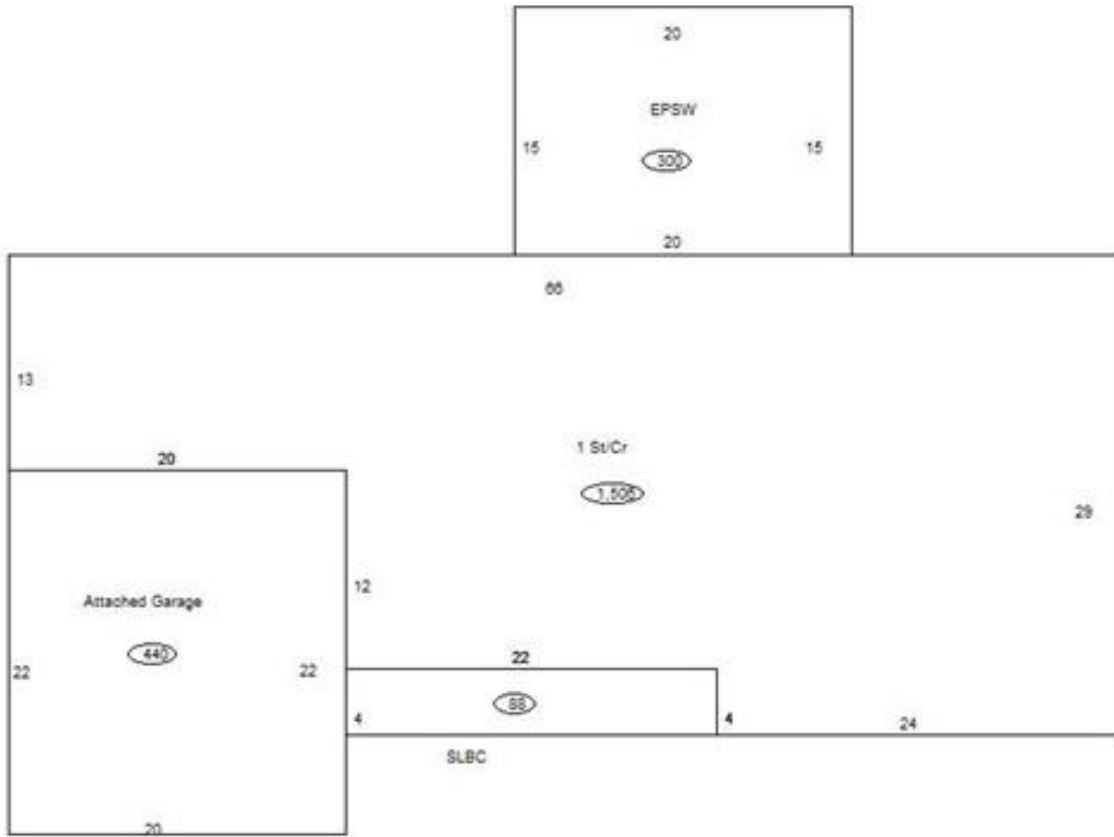
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	1,506	1.000	1,506
2	G	1		10	Attached Garage	440	1.000	440
3	M	PRCH		10	SLBC	88	1.000	88
4	M	EPSW		10	EPSW	300	1.000	300
Total Building Area						1,506		1,506



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STA	STG AVG	0x0x0			560
	Qual	3	Cond 3	Year	Eff Age	
Valuation Summary		Modifier Total	RCN	Depr (40% Phys/ % Func)		RCNLD
Base Cost (7.02 x 560)		3,931		3,931 1,572		2,359