



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 660016729 Parcel ID 000000-00-0-10190-001-0043 Cadastral ID 18-21-16-02160 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 309552 ADAMS, JOHN THOMAS & FLORENCE E 739 CHRISTMAS LN CLAREMORE OK 74017-0000 Parcel Location Situs 00739 CHRISTMAS LN Subdivision HOLIDAY HILLS Lot/Block 0043 / 0001 Parcel Size .5 - 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\2023-9-11\IMG_001 9/11/2023</p>														
Legal Description Lat/Long: 36.30354905 -95.63784179																			
E/2 LOT 43 BL 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										
HV	Veteran	Yes	999,999	14,019	2321/65	BRITT, GLEN EDWARD & LOIS J	04/19/2013	112,000	YES										
					1168/545	CHADWELL, EVYLYN MARIE T	04/28/1999	87,000	No										
					895/247	CHADWELL, EVYLYN MARIE T	10/07/1992	0	No										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax										
Remove Cap	2014	Land Value	74,584	36,710	11%	4,038	Assessed	14,019	1,295.78										
Year Frozen	2009	Improvements	98,965	90,737		9,981	Penalty	0											
Uncapped Value	0	Mobile Home	0	0		0	Exemption	14,019	-1,296.00										
TIF Project ID	0	Total Value	173,549	127,447		14,019	Total Taxable	0	0.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660016729	ADAMS, JOHN THOMAS &			17	172,554	13611		.00										
2024	2024-660016729	ADAMS, JOHN THOMAS &			17	159,587	13214		.00										
2023	2023-660016729	ADAMS, JOHN THOMAS &			17	131,819	12830		.00										
2022	2022-660016729	ADAMS, JOHN THOMAS &			17	113,237	12456		.00										
2021	2021-660016729	ADAMS, JOHN THOMAS &			17	119,070	12743		.00										
2020	2020-660016729	ADAMS, JOHN THOMAS &			17	115,320	12372		.00										
2019	2019-660016729	ADAMS, JOHN THOMAS &			17	108,637	11950		.00										
2018	2018-660016729	ADAMS, JOHN THOMAS &			17	114,873	12636		.00										
2017	2017-660016729	ADAMS, JOHN THOMAS &			17	113,993	12539		.00										
2016	2016-660016729	ADAMS, JOHN THOMAS &			17	111,342	12248		.00										
2015	2015-660016729	ADAMS, JOHN THOMAS &			17	111,993	12319		.00										
2014	2014-660016729	ADAMS, JOHN THOMAS &			17	115,385	12692		.00										
2013	2013-660016729	ADAMS, JOHN THOMAS &			17	110,272	1000	9,449	865.00										



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Lot Data	Square-Foot - NBHD 1170 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	1.2176	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	53,041.00 x 1.41 = 74,584	
Factor Value		
Adjustments	1.0000	
Lot Value	74,584	

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	1,462 / 1,462
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	504 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1964 / 47



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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	148,311	101.44	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	169,990 Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	98,055		
Lot Value	74,584		
Indicated Value	172,639	118.08	Per SqFt
Agland Value			
Site Improvements	910		
Total Value	173,549	118.71	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	102.97	Total Misc Impr	+	13,473			
Roofing Adj	+ 4.37	Garage Cost	+	13,810			
Subfloor Adj	+ 1.19	Total RCN	=	213,162			
Heat/Cool Adj	+ 11.47	Depreciation (54%)	-	115,107			
Plumbing Adj	+ 7.14	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	98,055			
Adj Base Cost	= 127.14	Lot Value	+	74,584			
Total Area	x 1,462	Indicated Value	=	172,639			
Adjusted Cost	= 185,879	Value Per SqFt		118.08			

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	40143	47x5		235	23.45		5,511
PRCH	SLAB PORCH - COVERED	40144	12x10		120	23.88		2,866



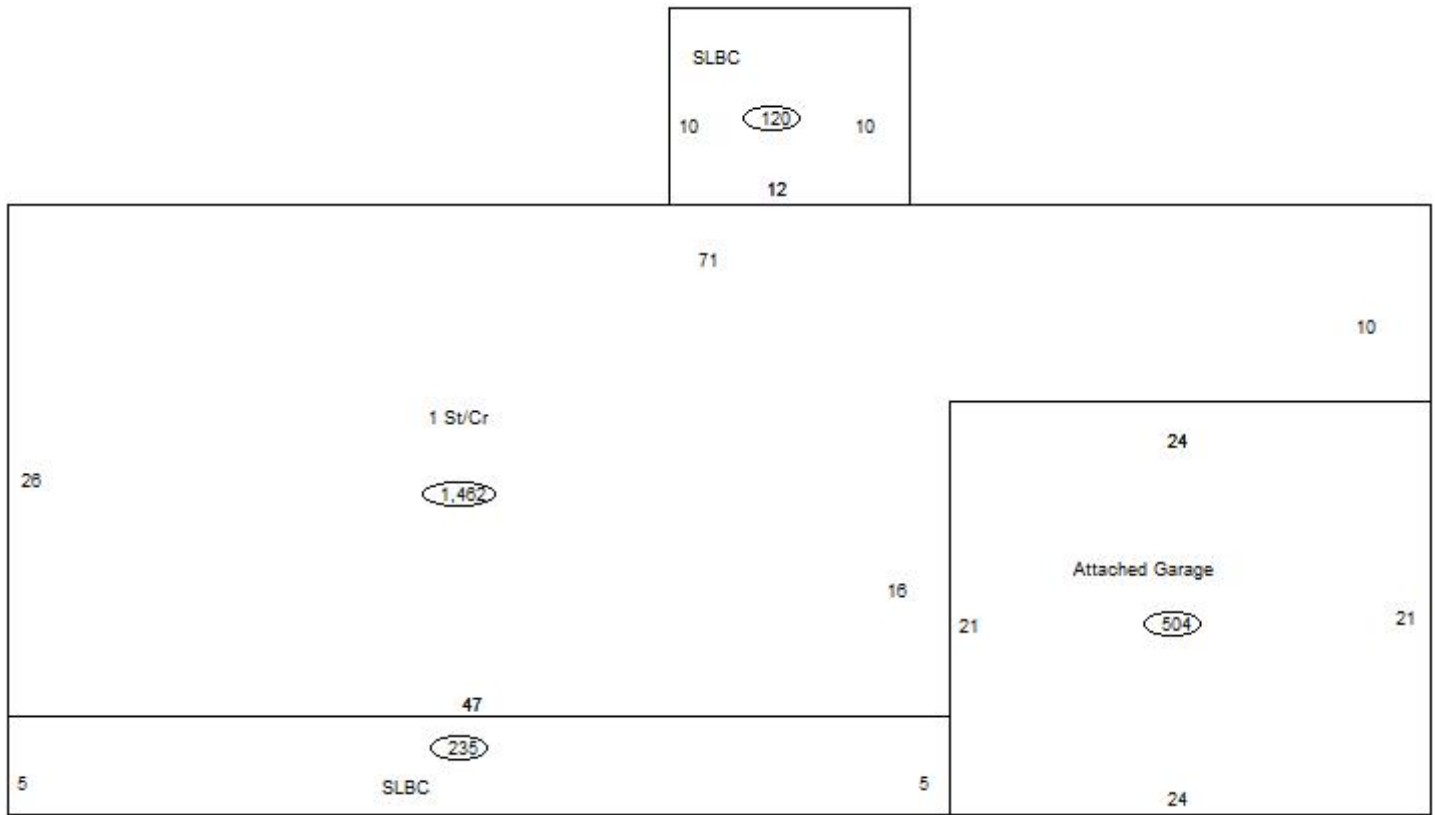
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Sketch Image

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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	1,462	1.000	1,462
2	G	1		10	Attached Garage	504	1.000	504
3	M	PRCH		10	SLBC	235	1.000	235
4	M	PRCH		10	SLBC	120	1.000	120
Total Building Area						1,462		1,462



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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)						
	CP	CARPORT DIRT	0x0x0				
	Qual		Cond	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD	
	Base Cost (3.50 x)						
	STF	STG FAIR	12x18x0			216	
	Qual	2	Cond	3	Year	Eff Age	1520
	Valuation Summary		Modifier Total	RCN	Depr (10% Phys/ % Func)	RCNLD	
	Base Cost (4.68 x 216)		1,011		1,011	101	910