



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	660016731													
Parcel ID	000000-00-0-10190-001-0045													
Cadastral ID	18-21-16-02180													
Property Type	REAL - Real Property													
Property Class	URP	VI Area	1											
Tax Area	17 - CLAREMORE OT													
Name ID	275304													
THOMPSON, TRUDIE ALICIA														
746 VALENTINE LN CLAREMORE OK 74017-0000														
Parcel Location														
Situs	00746 VALENTINE LN													
Subdivision	HOLIDAY HILLS													
Lot/Block	0045 / 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: 36.30265464 -95.63895311														
W2 OF TR 45 & E 5' OF LOT 56 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 colspan="5"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount										
Exemptions														
Code	Type	Active	Maximum	Exemption	Sale History									
H	Homestead	Yes	1,000	1,000	Bk/Pg	Grantor	Date	Price	Code					
H	Homestead	No	1,000		/	POTTEIGER, MICHAEL L & TRUDIE	05/01/2019	0	4					
					1150/113	WARBURTON, ROBERT RAYMOND	09/29/2000	23,000	Yes					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax						
Remove Cap	2001	Land Value	73,459	31,862	11%	3,505	Assessed	34,783	3,214.99					
Year Frozen	0	Improvements	327,637	284,345		31,278	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-92.00					
TIF Project ID	0	Total Value	401,096	316,207		34,783	Total Taxable	33,783	3,123.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660016731	THOMPSON, TRUDIE ALICIA	17	396,619	1000	32,770	3,029.00							
2024	2024-660016731	THOMPSON, TRUDIE ALICIA	17	395,883	1000	31,787	2,938.00							
2023	2023-660016731	THOMPSON, TRUDIE ALICIA	17	361,024	1000	30,831	2,824.00							
2022	2022-660016731	THOMPSON, TRUDIE ALICIA	17	344,987	1000	29,904	2,768.00							
2021	2021-660016731	THOMPSON, TRUDIE ALICIA	17	295,422	1000	29,004	2,561.00							
2020	2020-660016731	THOMPSON, TRUDIE ALICIA	17	285,437	1000	28,131	2,576.00							
2019	2019-660016731	POTTEIGER, MICHAEL L & TRUDIE	17	273,608	1000	27,282	2,527.00							
2018	2018-660016731	POTTEIGER, MICHAEL L & TRUDIE	17	282,236	1000	26,459	2,445.00							
2017	2017-660016731	POTTEIGER, MICHAEL L & TRUDIE	17	279,424	1000	25,659	2,357.00							
2016	2016-660016731	POTTEIGER, MICHAEL L & TRUDIE	17	272,253	1000	24,882	2,335.00							
2015	2015-660016731	POTTEIGER, MICHAEL L & TRUDIE	17	263,286	1000	24,129	2,176.00							
2014	2014-660016731	POTTEIGER, MICHAEL L & TRUDIE	17	267,487	1000	23,396	2,170.00							
2013	2013-660016731	POTTEIGER, MICHAEL L & TRUDIE	17	251,452	0	23,686	2,167.00							



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Lot Data	Square-Foot - NBHD 1170 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	1.1961	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	52,103.00 x 1.41 = 73,459	
Factor Value		
Adjustments	1.0000	
Lot Value	73,459	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	R3 Res Nbhd 3
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,561 / 3,003
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,561
Fixture/RghIn	16 /
Bed/F/H Bath	4 / 3.5 /
Basement Area	
Garage Type	1,014 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2001 / 19



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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	378,871	126.16	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025			
Base Cost	93.11	Total Misc Impr	+	21,610			
Roofing Adj	+ 3.83	Garage Cost	+	30,207			
Subfloor Adj	+ -1.83	Total RCN	=	397,612			
Heat/Cool Adj	+ 12.64	Depreciation (22%)	-	87,475			
Plumbing Adj	+ 7.40	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	310,137			
Adj Base Cost	= 115.15	Lot Value	+	73,459			
Total Area	x 3,003	Indicated Value	=	383,596			
Adjusted Cost	= 345,795	Value Per SqFt		127.74			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	310,137		
Lot Value	73,459		
Indicated Value	383,596	127.74	Per SqFt
Agland Value			
Site Improvements	17,500		
Total Value	401,096	133.57	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	40153	419		419	25.62		10,735
PRCH	SLAB PORCH - COVERED	40154	200		200	26.30		5,260



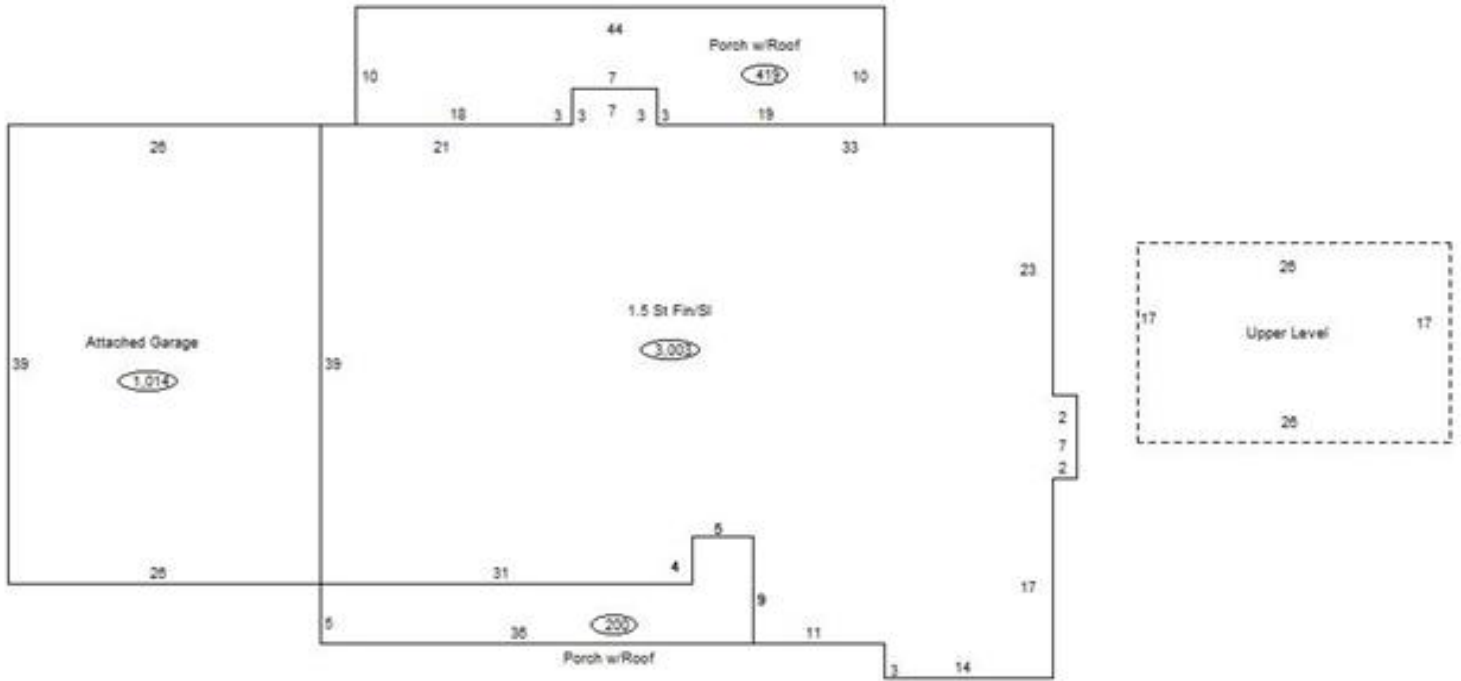
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/Sl	2,561	1.173	3,003
2	U	^UL		13	Upper Level	442	1.000	442
3	G	1		13	Attached Garage	1,014	1.000	1,014
4	M	PRCH		13	SLBC	419	1.000	419
5	M	PRCH		13	SLBC	200	1.000	200
Total Building Area						2,561		3,003



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SV	SWIM VINYL	0x0x0			1
	Qual	3	Cond 3	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (30% Phys/ % Func)	RCNLD
		Base Cost (25,000.00 x 1)	25,000	25,000	7,500	17,500
	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)				