



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 | 660016740 | | | | | | | | | | | | | |
| Parcel ID | 000000-00-0-10190-001-0050 | | | | | | | | | | | | | |
| Cadastral ID | 18-21-16-02270 | | | | | | | | | | | | | |
| Property Type | REAL - Real Property | | | | | | | | | | | | | |
| Property Class | URP | VI Area | 1 | | | | | | | | | | | |
| Tax Area | 17 - CLAREMORE OT | | | | | | | | | | | | | |
| Name ID | 265450 | | | | | | | | | | | | | |
| LUTHER, DAN & JULIE M | | | | | | | | | | | | | | |
| 766 VALENTINE LN CLAREMORE OK 74017-0000 | | | | | | | | | | | | | | |
| Parcel Location | | | | | | | | | | | | | | |
| Situs | 00766 VALENTINE LN | | | | | | | | | | | | | |
| Subdivision | HOLIDAY HILLS | | | | | | | | | | | | | |
| Lot/Block | 0050 / 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: 36.30038776 -95.63894776 | | | | | | | | | | | | | | |
| E 5' OF TR 51 & W 325' OF TR 50 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 | | | | | | | | | | | | | | |
| Code | Type | Active | Maximum | Exemption | Sale History | | | | | | | | | |
| H | Homestead | Yes | 1,000 | 1,000 | Bk/Pg | Grantor | Date | Price | Code | | | | | |
| | | | | | 1061/66 | SECRETARY OF HOUSING &-URBAN | 04/09/1997 | 0 | No | | | | | |
| | | | | | 1044/778 | BREEN, JON D | 11/12/1996 | 0 | No | | | | | |
| | | | | | 807/279 | | | 61,000 | No | | | | | |
| Parcel Valuation | | | | | | | | | | | | | | |
| Source | REAL | Fair Cash | Capped | Asmnt Level | Assessed | Levy Rate | 92.430 | Current Tax | | | | | | |
| Remove Cap | 1998 | Land Value | 74,134 | 36,583 | 11% | 4,024 | Assessed | 16,601 | 1,534.43 | | | | | |
| Year Frozen | 0 | Improvements | 128,181 | 114,334 | | 12,577 | Penalty | 0 | | | | | | |
| Uncapped Value | 0 | Mobile Home | 0 | 0 | | 0 | Exemption | 1,000 | -92.00 | | | | | |
| TIF Project ID | 0 | Total Value | 202,315 | 150,917 | | 16,601 | Total Taxable | 15,601 | 1,442.00 | | | | | |
| Assessment History | | | | | | | | | | | | | | |
| Tax Year | Statement Number | Billed Owner | Tax Area | Total Value | Exemptions | Taxable Value | Billed Tax | | | | | | | |
| 2025 | 2025-660016740 | LUTHER, DAN & JULIE M | 17 | 198,405 | 1000 | 15,118 | 1,397.00 | | | | | | | |
| 2024 | 2024-660016740 | LUTHER, DAN & JULIE M | 17 | 188,790 | 1000 | 14,648 | 1,354.00 | | | | | | | |
| 2023 | 2023-660016740 | LUTHER, DAN & JULIE M | 17 | 152,655 | 1000 | 14,193 | 1,300.00 | | | | | | | |
| 2022 | 2022-660016740 | LUTHER, DAN & JULIE M | 17 | 135,404 | 1000 | 13,750 | 1,273.00 | | | | | | | |
| 2021 | 2021-660016740 | LUTHER, DAN & JULIE M | 17 | 135,315 | 1000 | 13,320 | 1,176.00 | | | | | | | |
| 2020 | 2020-660016740 | LUTHER, DAN & JULIE M | 17 | 128,335 | 1000 | 12,903 | 1,182.00 | | | | | | | |
| 2019 | 2019-660016740 | LUTHER, DAN & JULIE M | 17 | 125,629 | 1000 | 12,498 | 1,158.00 | | | | | | | |
| 2018 | 2018-660016740 | LUTHER, DAN & JULIE M | 17 | 133,207 | 1000 | 12,105 | 1,119.00 | | | | | | | |
| 2017 | 2017-660016740 | LUTHER, DAN & JULIE M | 17 | 132,135 | 1000 | 11,724 | 1,077.00 | | | | | | | |
| 2016 | 2016-660016740 | LUTHER, DAN & JULIE M | 17 | 128,967 | 1000 | 11,353 | 1,066.00 | | | | | | | |
| 2015 | 2015-660016740 | LUTHER, DAN & JULIE M | 17 | 129,565 | 1000 | 10,994 | 992.00 | | | | | | | |
| 2014 | 2014-660016740 | LUTHER, DAN & JULIE M | 17 | 130,633 | 1000 | 10,644 | 987.00 | | | | | | | |
| 2013 | 2013-660016740 | LUTHER, DAN & JULIE M | 17 | 123,645 | 1000 | 10,305 | 943.00 | | | | | | | |



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| Lot Data | Square-Foot - NBHD 1170 #1 | Primary Image |
|--|----------------------------|---------------|
| Lot Size Lot Count Units Buildable 1 Non-Ag Acres 1.209 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 52,666.00 x 1.41 = 74,134 Factor Value Adjustments 1.0000 Lot Value 74,134 | | |

| 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 | 2,247 / 2,247 |
| Style | 100% One Story |
| HVAC | 100% Warmed & Cooled Air |
| Roof Cover | 1 Composition Shingle |
| Area on Slab | 2,247 |
| Fixture/RghIn | 7 / |
| Bed/F/H Bath | 3 / 1.5 / |
| Basement Area | |
| Garage Type | |
| Remodel | |
| Year/Eff Age | 1965 / 46 |



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-9-11\IMG_003! 9/11/2023

| GRM Approach | |
|------------------------|------|
| GRM Code | |
| Gross Rent | 0.00 |
| Indicated Value | |

| Multiple Regression | | | |
|------------------------|---------|-------|----------|
| MRA Code | 1 | Test | |
| Adusted R | 0.8445 | | |
| Indicated Value | 151,337 | 67.35 | Per SqFt |

| Direct Comparables | | | |
|-------------------------|---------|------------------|----------|
| Selection Model | A | Adam Test | |
| Adjustment Model | 1 | 2022 Residential | |
| Comparables | 8 | | |
| Indicated Value | 178,480 | | Per SqFt |

| Value Reconciliation | | | |
|--------------------------|---------------|-------|----------------------|
| Selected Approach | Cost Approach | | |
| Improvements | 128,181 | | |
| Lot Value | 74,134 | | |
| Indicated Value | 202,315 | 90.04 | Per SqFt |
| Agland Value | | | |
| Site Improvements | | | |
| Total Value | 202,315 | 90.04 | Total Value Per SqFt |

| Cost Approach | | | | Manual : 01/2025 | | | |
|----------------------|-----------|----------------------------|-----------|------------------|--|--|--|
| Base Cost | 98.19 | Total Misc Impr | + 5,387 | | | | |
| Roofing Adj | + 4.16 | Garage Cost | + 267,926 | | | | |
| Subfloor Adj | + -1.09 | Total RCN | = 142,001 | | | | |
| Heat/Cool Adj | + 11.47 | Depreciation (53%) | - 2,256 | | | | |
| Plumbing Adj | + 4.11 | Lump Sums | + 128,181 | | | | |
| Basement Adj | + 0.00 | RCNLD | = 74,134 | | | | |
| Adj Base Cost | = 116.84 | Lot Value | + 202,315 | | | | |
| | | Indicated Value | = 262,539 | | | | |
| Total Area | x 2,247 | Value Per SqFt | | | | | |
| Adjusted Cost | = 262,539 | | | | | | |

| 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 | 40189 | 4x3 | | 12 | 24.23 | | 291 |
| WODO | WOOD DECK - OPEN | 40190 | 14x12 | | 168 | 22.38 | 40% | 2,256 |



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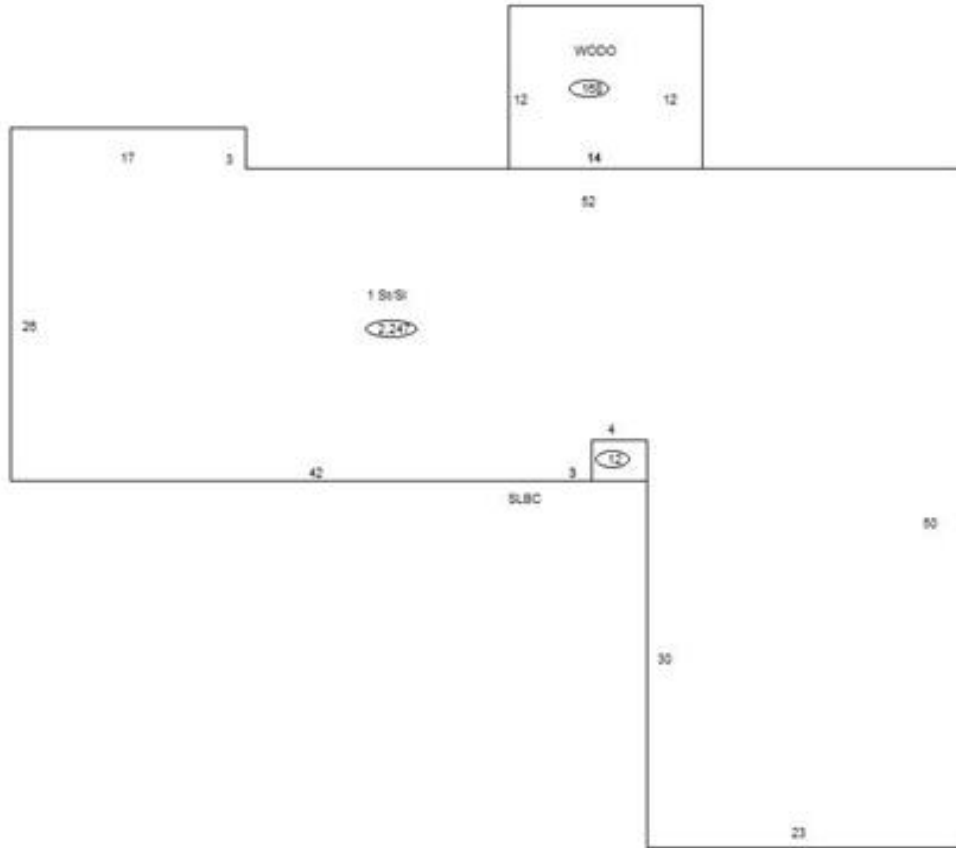
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Sketch Image

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Sketch Vector Information

| Sequence | Code | Type | Built Over | Scale | Section Label | Base Area | Multiplier | Total Area |
|----------------------------|------|------|------------|-------|---------------|--------------|------------|--------------|
| 1 | R | 1 | Slab | 10 | 1 St/SI | 2,247 | 1.000 | 2,247 |
| 2 | M | PRCH | | 10 | SLBC | 12 | 1.000 | 12 |
| 3 | M | WODO | | 10 | WODO | 168 | 1.000 | 168 |
| Total Building Area | | | | | | 2,247 | | 2,247 |



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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) | | | | |