



# 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	660016744													
Parcel ID	000000-00-0-10190-001-0052													
Cadastral ID	18-21-16-02310													
Property Type	REAL - Real Property													
Property Class	URP	VI Area	1											
Tax Area	17 - CLAREMORE OT													
Name ID	74094													
WILLIAMS, CATHY J														
762 WINTER LN CLAREMORE OK 74017-0000														
Parcel Location														
Situs	00762 WINTER LN													
Subdivision	HOLIDAY HILLS													
Lot/Block	0052 / 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: 36.30084087 -95.64110245														
W 300' OF TR 52 LESS S 3' OF TR 52 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														
Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code					
H	Homestead	Yes	1,000	1,000	/	WILLIAMS, TED M	08/27/2018	0	4					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax						
Remove Cap	0	Land Value	68,097	37,464	11%	4,121	Assessed	18,389	1,699.70					
Year Frozen	0	Improvements	141,147	129,712		14,268	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-93.00					
TIF Project ID	0	Total Value	209,244	167,176		18,389	Total Taxable	17,389	1,607.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660016744	WILLIAMS, CATHY J	17	204,800	1000	16,854	1,558.00							
2024	2024-660016744	WILLIAMS, CATHY J	17	199,307	1000	16,334	1,510.00							
2023	2023-660016744	WILLIAMS, CATHY J	17	168,028	1000	15,829	1,450.00							
2022	2022-660016744	WILLIAMS, CATHY J	17	148,535	1000	15,339	1,420.00							
2021	2021-660016744	WILLIAMS, CATHY J	17	158,947	1000	16,242	1,434.00							
2020	2020-660016744	WILLIAMS, CATHY J	17	155,179	1000	15,741	1,441.00							
2019	2019-660016744	WILLIAMS, CATHY J	17	147,757	1000	15,253	1,413.00							
2018	2018-660016744	WILLIAMS, CATHY J	17	154,408	1000	14,898	1,377.00							
2017	2017-660016744	WILLIAMS, TED M	17	153,129	1000	14,435	1,326.00							
2016	2016-660016744	WILLIAMS, TED M	17	149,276	1000	13,985	1,313.00							
2015	2015-660016744	WILLIAMS, TED M	17	148,854	1000	13,550	1,222.00							
2014	2014-660016744	WILLIAMS, TED M	17	153,318	1000	13,126	1,217.00							
2013	2013-660016744	WILLIAMS, TED M	17	144,518	1000	12,714	1,163.00							



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Lot Data		Square-Foot - NBHD 1170 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	1.0935		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	47,635.00 x 1.43 = 68,097		
Factor Value			
Adjustments	1.0000		
Lot Value	68,097		



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-9-12\IMG\_002 9/12/2023

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	95% Veneer, Masonry 5% Frame, Siding, Wood
Base/Total Area	2,094 / 2,094
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 3.0 /
Basement Area	
Garage Type	462 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1972 / 41

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	189,186	90.35	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	212,730 Per SqFt

Cost Approach				Manual : 01/2025	
Base Cost	96.26	Total Misc Impr	+	391	
Roofing Adj	+ 4.14	Garage Cost	+	12,931	
Subfloor Adj	+ 1.21	Total RCN	=	267,827	
Heat/Cool Adj	+ 11.47	Depreciation ( 49%)	-	131,235	
Plumbing Adj	+ 8.46	Lump Sums	+	4,555	
Basement Adj	+ 0.00	RCNLD	=	141,147	
Adj Base Cost	= 121.54	Lot Value	+	68,097	
Total Area	x 2,094	Indicated Value	=	209,244	
Adjusted Cost	= 254,505	Value Per SqFt		99.93	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	141,147		
Lot Value	68,097		
Indicated Value	209,244	99.93	Per SqFt
Agland Value			
Site Improvements			
Total Value	209,244	99.93	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	SLAB PORCH - OPEN	40206	36		36	10.86		391
WODO	WOOD DECK - OPEN	40207	473		473	16.05	40%	4,555





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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF Qual 2	STG FAIR Cond	0x0x0 Year		Eff Age	
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (4.68 x )				
	STF Qual 2	STG FAIR Cond	0x0x0 Year		Eff Age	
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (4.68 x )				
	STF Qual 2	STG FAIR Cond	0x0x0 Year		Eff Age	
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (4.68 x )				