



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 660016746 Parcel ID 000000-00-0-10190-001-0053 Cadastral ID 18-21-16-02330 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 330506 WILSON, KENNETH & JACLYN 759 VALENTINE LN CLAREMORE OK 74017-0000 Parcel Location Situs 00759 VALENTINE LN Subdivision HOLIDAY HILLS Lot/Block 0053 / 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\2023-9-12\IMG_000' 9/12/2023</p>														
Legal Description Lat/Long: 36.30130008 -95.64013115																			
W 320' OF E 325' OF TR 53 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	No	1,000		/	EVANS, SETH & KRISTI	03/23/2020	148,000	YES										
					2368/660	KNOLLENBERG, BILLY DREXALL &-AL	10/14/2013	102,000	YES										
					1000/526	GORMAN, RICHARD W	08/31/1995	79,000	Yes										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax										
Remove Cap	2021	Land Value	69,250	63,060	11%	6,937	Assessed	18,191	1,681.39										
Year Frozen	1997	Improvements	102,308	102,308		11,254	Penalty	0											
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00										
TIF Project ID	0	Total Value	171,558	165,368		18,191	Total Taxable	18,191	1,681.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660016746	WILSON, KENNETH & JACLYN			17	168,395	0	17,324	1,601.00										
2024	2024-660016746	WILSON, KENNETH & JACLYN			17	180,175	0	16,499	1,525.00										
2023	2023-660016746	WILSON, KENNETH & JACLYN			17	151,056	0	15,714	1,439.00										
2022	2022-660016746	WILSON, KENNETH & JACLYN			17	136,051	0	14,966	1,385.00										
2021	2021-660016746	WILSON, KENNETH & JACLYN			17	148,044	0	16,285	1,438.00										
2020	2020-660016746	WILSON, KENNETH & JACLYN			17	103,156	0	11,347	1,039.00										
2019	2019-660016746	EVANS, SETH & KRISTI			17	100,036	0	11,004	1,019.00										
2018	2018-660016746	EVANS, SETH & KRISTI			17	107,719	0	11,849	1,095.00										
2017	2017-660016746	EVANS, SETH & KRISTI			17	106,913	0	11,760	1,080.00										
2016	2016-660016746	EVANS, SETH & KRISTI			17	104,446	0	11,489	1,078.00										
2015	2015-660016746	EVANS, SETH & KRISTI			17	105,441	0	11,599	1,046.00										
2014	2014-660016746	EVANS, SETH & KRISTI			17	106,213	0	11,683	1,083.00										
2013	2013-660016746	KNOLLENBERG, BILLY DREXALL & ALICE MARIE			17	111,730	1000	5,538	507.00										



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Lot Data	Square-Foot - NBHD 1170 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	1.1156	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	48,596.00 x 1.43 = 69,250	
Factor Value		
Adjustments	1.0000	
Lot Value	69,250	

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	1,510 / 1,510
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	1965 / 46



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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	145,447	96.32	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	191,050 Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	104.14	Total Misc Impr	+ 11,788				
Roofing Adj	+ 4.40	Garage Cost	+ 12,487				
Subfloor Adj	+ 1.15	Total RCN	= 217,676				
Heat/Cool Adj	+ 11.47	Depreciation (53%)	- 115,368				
Plumbing Adj	+ 6.92	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 102,308				
Adj Base Cost	= 128.08	Lot Value	+ 69,250				
Total Area	x 1,510	Indicated Value	= 171,558				
Adjusted Cost	= 193,401	Value Per SqFt	113.61				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	102,308		
Lot Value	69,250		
Indicated Value	171,558	113.61	Per SqFt
Agland Value			
Site Improvements			
Total Value	171,558	113.61	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	40213		95	95	23.97		2,277
PRCH	SLAB PORCH - COVERED	40214	17x11		187	23.61		4,415



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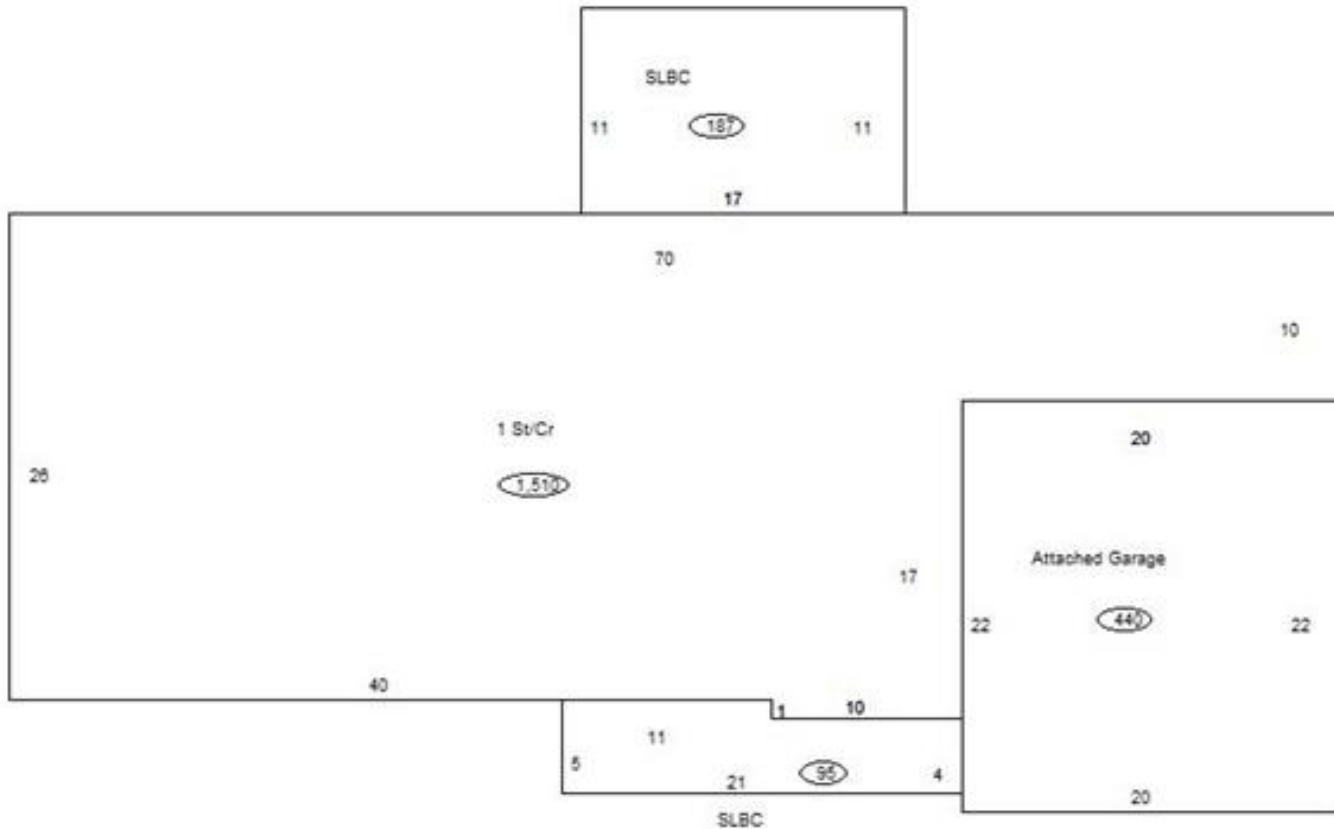
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Sketch Image

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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	1,510	1.000	1,510
2	G	1		10	Attached Garage	440	1.000	440
3	M	PRCH		10	SLBC	95	1.000	95
4	M	PRCH		10	SLBC	187	1.000	187
Total Building Area						1,510		1,510



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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)						