



# 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	660016748													
Parcel ID	000000-00-0-10190-001-0054													
Cadastral ID	18-21-16-02350													
Property Type	REAL - Real Property													
Property Class	URP	VI Area	1											
Tax Area	17 - CLAREMORE OT													
Name ID	340308													
FLORES, JORDAN & CARLOS														
754 WINTER LN CLAREMORE OK 74017-0000														
Parcel Location														
Situs	00754 WINTER LN													
Subdivision	HOLIDAY HILLS													
Lot/Block	0054 / 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: 36.30175985 -95.64112664														
W 300' OF TR 54 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														
Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code					
H	Homestead	Yes	1,000	1,000	/	DOSSETT, LOYD W	11/11/2022	179,500	YES					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax						
Remove Cap	2023	Land Value	74,352	74,352	11%	8,179	Assessed	19,591	1,810.80					
Year Frozen	2005	Improvements	103,741	103,741		11,412	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-93.00					
TIF Project ID	0	Total Value	178,093	178,093		19,591	Total Taxable	18,591	1,718.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660016748	FLORES, JORDAN & CARLOS	17	176,878	1000	18,457	1,706.00							
2024	2024-660016748	FLORES, JORDAN & CARLOS	17	179,500	1000	18,746	1,733.00							
2023	2023-660016748	FLORES, JORDAN & CARLOS	17	179,500	1000	18,745	1,717.00							
2022	2022-660016748	DOSSETT, LOYD W	17	119,165	1000	6,501	602.00							
2021	2021-660016748	DOSSETT, LOYD W	17	121,904	1000	6,501	574.00							
2020	2020-660016748	DOSSETT, LOYD W	17	115,179	1000	6,501	595.00							
2019	2019-660016748	DOSSETT, LOYD W	17	112,856	1000	6,502	602.00							
2018	2018-660016748	DOSSETT, LOYD W	17	118,877	1000	6,502	601.00							
2017	2017-660016748	DOSSETT, LOYD W	17	117,935	1000	6,501	597.00							
2016	2016-660016748	DOSSETT, LOYD W	17	115,211	1000	6,502	610.00							
2015	2015-660016748	DOSSETT, LOYD W	17	114,423	1000	6,502	586.00							
2014	2014-660016748	DOSSETT, LOYD W	17	115,294	1000	6,502	603.00							
2013	2013-660016748	DOSSETT, LOYD W	17	109,748	1000	6,502	595.00							



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Lot Data	Square-Foot - NBHD 1170 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> 1 <b>Non-Ag Acres</b> 1.0839 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> LAND QUALITY 0 0 <b>Method</b> Square-Foot <b>Base Lot Value</b> 47,215.00 x 1.43 = 67,593 <b>Factor Value</b> <b>Adjustments</b> 1.1000 <b>Lot Value</b> 74,352		
<b>Residential Data</b>		

<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	2.5 - Fair
<b>Architecture</b>	
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	100% Veneer, Masonry
<b>Base/Total Area</b>	1,440 / 1,440
<b>Style</b>	100% One Story
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	1,440
<b>Fixture/RghIn</b>	8 /
<b>Bed/F/H Bath</b>	3 / 2.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	500 Attached Garage - Unfinished
<b>Remodel</b>	
<b>Year/Eff Age</b>	1969 / 43



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GRM Approach	
<b>GRM Code</b>	
<b>Gross Rent</b>	0.00
<b>Indicated Value</b>	

Multiple Regression			
<b>MRA Code</b>	1	Test	
<b>Adusted R</b>	0.8445		
<b>Indicated Value</b>	150,393	104.44	Per SqFt

Direct Comparables			
<b>Selection Model</b>	A	Adam Test	
<b>Adjustment Model</b>	1	2022 Residential	
<b>Comparables</b>	8		
<b>Indicated Value</b>	167,660		Per SqFt

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	108.06	<b>Total Misc Impr</b>	+	9,524			
<b>Roofing Adj</b>	+ 4.56	<b>Garage Cost</b>	+	13,720			
<b>Subfloor Adj</b>	+ -1.19	<b>Total RCN</b>	=	210,646			
<b>Heat/Cool Adj</b>	+ 11.47	<b>Depreciation ( 51%)</b>	-	107,429			
<b>Plumbing Adj</b>	+ 7.24	<b>Lump Sums</b>	+	0			
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	=	103,217			
<b>Adj Base Cost</b>	= 130.14	<b>Lot Value</b>	+	74,352			
<b>Total Area</b>	x 1,440	<b>Indicated Value</b>	=	177,569			
<b>Adjusted Cost</b>	= 187,402	<b>Value Per SqFt</b>		123.31			

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	103,217		
<b>Lot Value</b>	74,352		
<b>Indicated Value</b>	177,569	123.31	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>	524		
<b>Total Value</b>	178,093	123.68	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	40221	22x6		132	23.83		3,146
PATO	SLAB PORCH - OPEN	40222	12x10		120	10.68		1,282



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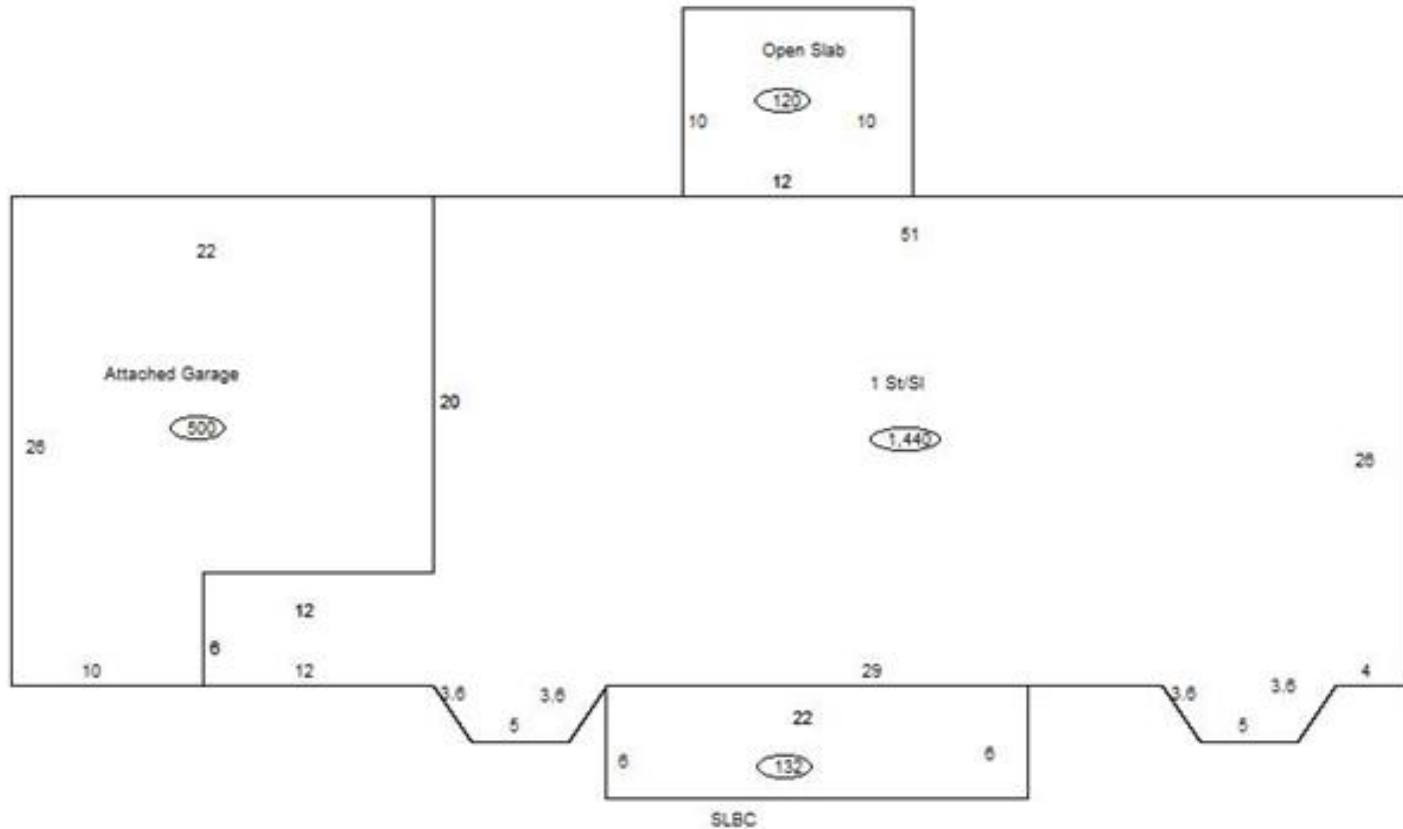
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### Sketch Image

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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/Sl	1,440	1.000	1,440
2	G	1		10	Attached Garage	500	1.000	500
3	M	PRCH		10	SLBC	132	1.000	132
4	M	PATO		10	Open Slab	120	1.000	120
<b>Total Building Area</b>						<b>1,440</b>		<b>1,440</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	0x0x0			280
	Qual	2	Cond 3	Year	Eff Age	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (60% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (4.68 x 280)		1,310	1,310	786	524
	CP	CARPORT DIRT	0x0x0			
	Qual		Cond	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 (3.50 x )					