



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 | 660016765 | | | | | | | | | | | | | |
| Parcel ID | 000000-00-0-10190-001-0061 | | | | | | | | | | | | | |
| Cadastral ID | 18-21-16-02530 | | | | | | | | | | | | | |
| Property Type | REAL - Real Property | | | | | | | | | | | | | |
| Property Class | URP | VI Area | 1 | | | | | | | | | | | |
| Tax Area | 17 - CLAREMORE OT | | | | | | | | | | | | | |
| Name ID | 331095 | | | | | | | | | | | | | |
| MAGNER, MICHAEL P & ANGELA M DEITERMAN-MAGNER | | | | | | | | | | | | | | |
| 727 VALENTINE LN CLAREMORE OK 74017-0000 | | | | | | | | | | | | | | |
| Parcel Location | | | | | | | | | | | | | | |
| Situs | 00727 VALENTINE LN | | | | | | | | | | | | | |
| Subdivision | HOLIDAY HILLS | | | | | | | | | | | | | |
| Lot/Block | 0061 / 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: 36.30492880 -95.64012074 | | | | | | | | | | | | | | |
| W 325' OF E 330' OF TR 61 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 | | | | | | | | | | |
| H | Homestead | Yes | 1,000 | 1,000 | | | | | | | | | | |
| HV | Veteran | No | 999,999 | | | | | | | | | | | |
| Sale History | | | | | | | | | | | | | | |
| Bk/Pg | Grantor | Date | Price | Code | | | | | | | | | | |
| / | WILLHOITE, JOE B & DEBRA A | 06/09/2020 | 198,000 | YES | | | | | | | | | | |
| 2351/537 | HIGHTREE, MARY E | 08/13/2013 | 120,000 | YES | | | | | | | | | | |
| 965/273 | SELLER | 08/09/1994 | 0 | No | | | | | | | | | | |
| Parcel Valuation | | | | | | | | | | | | | | |
| Source | REAL | Fair Cash | Capped | Asmnt Level | Assessed | Levy Rate | 92.430 | Current Tax | | | | | | |
| Remove Cap | 2021 | Land Value | 69,123 | 69,123 | 11% | 7,604 | Assessed | 24,489 | | | | | | |
| Year Frozen | 2008 | Improvements | 153,504 | 153,504 | | 16,885 | Penalty | 0 | | | | | | |
| Uncapped Value | 0 | Mobile Home | 0 | 0 | | 0 | Exemption | 1,000 | | | | | | |
| TIF Project ID | 0 | Total Value | 222,627 | 222,627 | | 24,489 | Total Taxable | 23,489 | | | | | | |
| Assessment History | | | | | | | | | | | | | | |
| Tax Year | Statement Number | Billed Owner | Tax Area | Total Value | Exemptions | Taxable Value | Billed Tax | | | | | | | |
| 2025 | 2025-660016765 | MAGNER, MICHAEL P & | 17 | 221,569 | 1000 | 23,250 | 2,149.00 | | | | | | | |
| 2024 | 2024-660016765 | MAGNER, MICHAEL P & | 17 | 234,880 | 1000 | 22,544 | 2,084.00 | | | | | | | |
| 2023 | 2023-660016765 | MAGNER, MICHAEL P & | 17 | 222,070 | 1000 | 21,857 | 2,002.00 | | | | | | | |
| 2022 | 2022-660016765 | MAGNER, MICHAEL P & | 17 | 206,774 | 1000 | 21,192 | 1,962.00 | | | | | | | |
| 2021 | 2021-660016765 | MAGNER, MICHAEL P & | 17 | 195,871 | 1000 | 20,546 | 1,814.00 | | | | | | | |
| 2020 | 2020-660016765 | MAGNER, MICHAEL P & | 17 | 136,410 | 14876 | | .00 | | | | | | | |
| 2019 | 2019-660016765 | WILLHOITE, JOE B & DEBRA A | 17 | 131,299 | 14443 | | .00 | | | | | | | |
| 2018 | 2018-660016765 | WILLHOITE, JOE B & DEBRA A | 17 | 139,160 | 15308 | | .00 | | | | | | | |
| 2017 | 2017-660016765 | WILLHOITE, JOE B & DEBRA A | 17 | 137,993 | 15179 | | .00 | | | | | | | |
| 2016 | 2016-660016765 | WILLHOITE, JOE B & DEBRA A | 17 | 134,508 | 14796 | | .00 | | | | | | | |
| 2015 | 2015-660016765 | WILLHOITE, JOE B & DEBRA A | 17 | 122,729 | 13500 | | .00 | | | | | | | |
| 2014 | 2014-660016765 | WILLHOITE, JOE B & DEBRA A | 17 | 124,990 | 13749 | | .00 | | | | | | | |
| 2013 | 2013-660016765 | WILLHOITE, JOE B & DEBRA A | 17 | 119,534 | 1000 | 8,413 | 770.00 | | | | | | | |



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| Lot Data | Square-Foot - NBHD 1170 #1 | Primary Image |
|---|----------------------------|---------------|
| Lot Size Lot Count Units Buildable 1 Non-Ag Acres 1.1132 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 48,490.00 x 1.43 = 69,123 Factor Value Adjustments 1.0000 Lot Value 69,123 | | |

| 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 | 1,636 / 1,636 |
| Style | 100% One Story |
| HVAC | 100% Warmed & Cooled Air |
| Roof Cover | 1 Composition Shingle |
| Area on Slab | 1,636 |
| Fixture/RghIn | 8 / |
| Bed/F/H Bath | 3 / 2.0 / |
| Basement Area | |
| Garage Type | 528 Attached Garage - Unfinished |
| Remodel | RMA - |
| Year/Eff Age | 1970 / 26 |



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-9-12\IMG_000! 9/12/2023

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

| Multiple Regression | | | |
|------------------------|---------|--------|----------|
| MRA Code | 1 | Test | |
| Adusted R | 0.8445 | | |
| Indicated Value | 171,899 | 105.07 | Per SqFt |

| Direct Comparables | | | |
|-------------------------|---------|------------------|----------|
| Selection Model | A | Adam Test | |
| Adjustment Model | 1 | 2022 Residential | |
| Comparables | 3 | | |
| Indicated Value | 237,140 | | Per SqFt |

| Cost Approach | | | | Manual : 01/2025 | |
|----------------------|-----------|----------------------------|---|------------------|--|
| Base Cost | 102.54 | Total Misc Impr | + | 9,415 | |
| Roofing Adj | + 4.35 | Garage Cost | + | 14,325 | |
| Subfloor Adj | + -1.15 | Total RCN | = | 225,933 | |
| Heat/Cool Adj | + 11.47 | Depreciation (35%) | - | 79,077 | |
| Plumbing Adj | + 6.38 | Lump Sums | + | 0 | |
| Basement Adj | + 0.00 | RCNLD | = | 146,856 | |
| Adj Base Cost | = 123.59 | Lot Value | + | 69,123 | |
| Total Area | x 1,636 | Indicated Value | = | 215,979 | |
| Adjusted Cost | = 202,193 | Value Per SqFt | | 132.02 | |

| Value Reconciliation | | | |
|--------------------------|---------------|--------|----------------------|
| Selected Approach | Cost Approach | | |
| Improvements | 146,856 | | |
| Lot Value | 69,123 | | |
| Indicated Value | 215,979 | 132.02 | Per SqFt |
| Agland Value | | | |
| Site Improvements | 6,648 | | |
| Total Value | 222,627 | 136.08 | 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 | 40288 | 7x4 | | 28 | 24.18 | | 677 |
| PATO | SLAB PORCH - OPEN | 40289 | 32x14 | | 448 | 8.13 | | 3,642 |



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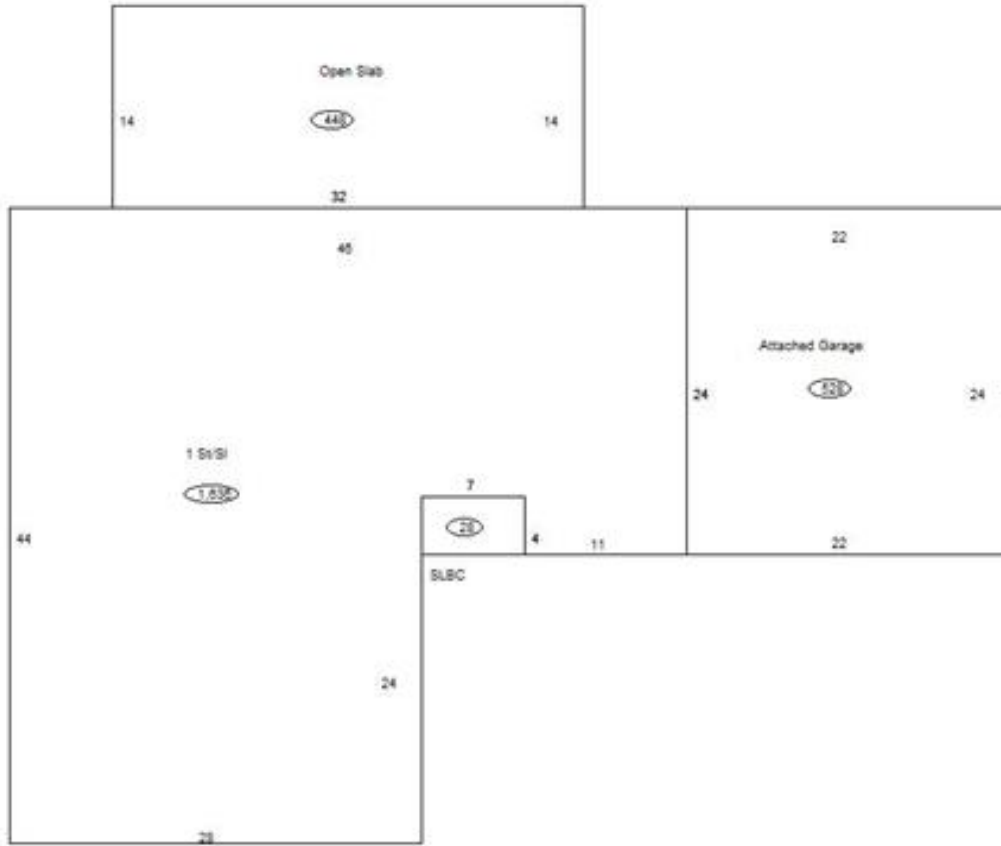
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Sketch Image

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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 | 1,636 | 1.000 | 1,636 |
| 2 | G | 1 | | 10 | Attached Garage | 528 | 1.000 | 528 |
| 3 | M | PRCH | | 10 | SLBC | 28 | 1.000 | 28 |
| 4 | M | PATO | | 10 | Open Slab | 448 | 1.000 | 448 |
| Total Building Area | | | | | | 1,636 | | 1,636 |



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Outbuildings/Site Improvements

| Building Image | Code | Description | Dimensions | Floor | Roofing | Total Units |
|--|--------|-----------------------|------------|------------|---------------------------------|--------------|
|  | STF | STG FAIR | 15x22x0 | | | 330 |
| | Qual 2 | Cond 3 | Year 2015 | Eff Age | 8 | |
| Valuation Summary | | Modifier Total | | RCN | Depr (5% Phys/ % Func) | RCNLD |
| Base Cost (4.68 x 330) | | 1,544 | | 1,544 | 77 | 1,467 |
|  | CPDT | CARPORT - DETACHED | 24x22x0 | | | 528 |
| | Qual 3 | Cond 3 | Year 2014 | Eff Age | 9 | |
| Valuation Summary | | Modifier Total | | RCN | Depr (5% Phys/ % Func) | RCNLD |
| Base Cost (10.33 x 528) | | 5,454 | | 5,454 | 273 | 5,181 |
|  | 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) | | | | | | |