



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	660016785													
Parcel ID	000000-00-0-10190-001-0074													
Cadastral ID	18-21-16-02730													
Property Type	REAL - Real Property													
Property Class	URP	VI Area	1											
Tax Area	17 - CLAREMORE OT													
Name ID	74584													
CAPPS, DONALD E														
14323 GLENWOOD DR CLAREMORE OK 74019-0000														
Parcel Location														
Situs	00730 SPRING LN													
Subdivision	HOLIDAY HILLS													
Lot/Block	0074 / 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: 36.30453563 -95.64360391														
TRACT 74 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					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax						
Remove Cap	0	Land Value	79,098	47,908	11%	5,270	Assessed	17,640	1,630.47					
Year Frozen	0	Improvements	120,844	112,452		12,370	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00					
TIF Project ID	0	Total Value	199,942	160,360		17,640	Total Taxable	17,640	1,630.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660016785	CAPPS, DONALD E	17	196,022	0	16,799	1,553.00							
2024	2024-660016785	CAPPS, DONALD E	17	191,717	0	16,000	1,479.00							
2023	2023-660016785	CAPPS, DONALD E	17	152,961	0	15,238	1,396.00							
2022	2022-660016785	CAPPS, DONALD E	17	131,930	0	14,512	1,343.00							
2021	2021-660016785	CAPPS, DONALD E	17	136,913	0	15,060	1,330.00							
2020	2020-660016785	CAPPS, DONALD E	17	132,247	0	14,548	1,332.00							
2019	2019-660016785	CAPPS, DONALD E	17	126,527	0	13,918	1,289.00							
2018	2018-660016785	CAPPS, DONALD E	17	133,452	0	13,438	1,242.00							
2017	2017-660016785	CAPPS, DONALD E	17	132,342	0	12,798	1,175.00							
2016	2016-660016785	CAPPS, DONALD E	17	129,240	0	12,189	1,144.00							
2015	2015-660016785	CAPPS, DONALD E	17	130,175	0	11,608	1,047.00							
2014	2014-660016785	CAPPS, DONALD E	17	132,528	0	11,056	1,025.00							
2013	2013-660016785	CAPPS, DONALD E	17	127,239	0	10,529	963.00							



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Lot Data	Square-Foot - NBHD 1170 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 1.6741 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 72,922.00 x 1.08 = 79,098 Factor Value Adjustments 1.0000 Lot Value 79,098		<p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-9-13\IMG_000! 9/13/2023</p>

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	R3 Res Nbhd 3
Style	100% One Story
Exterior Wall	50% Veneer, Masonry 50% Frame, Siding, Wood
Base/Total Area	1,676 / 1,676
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	528 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1970 / 42

Cost Approach		Manual : 01/2025	
Base Cost	97.78	Total Misc Impr	+ 7,302
Roofing Adj	+ 4.32	Garage Cost	+ 14,325
Subfloor Adj	+ 1.15	Total RCN	= 224,339
Heat/Cool Adj	+ 11.47	Depreciation (50%)	- 112,170
Plumbing Adj	+ 6.23	Lump Sums	+ 3,833
Basement Adj	+ 0.00	RCNLD	= 116,002
Adj Base Cost	= 120.95	Lot Value	+ 79,098
Total Area	x 1,676	Indicated Value	= 195,100
Adjusted Cost	= 202,712	Value Per SqFt	116.41

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	172,547	102.95	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	212,890		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	116,002		
Lot Value	79,098		
Indicated Value	195,100	116.41	Per SqFt
Agland Value			
Site Improvements	4,842		
Total Value	199,942	119.30	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	40377	23x4		92	23.98		2,206
WODO	WOOD DECK - OPEN	40378	16x12		192	21.24	6%	3,833



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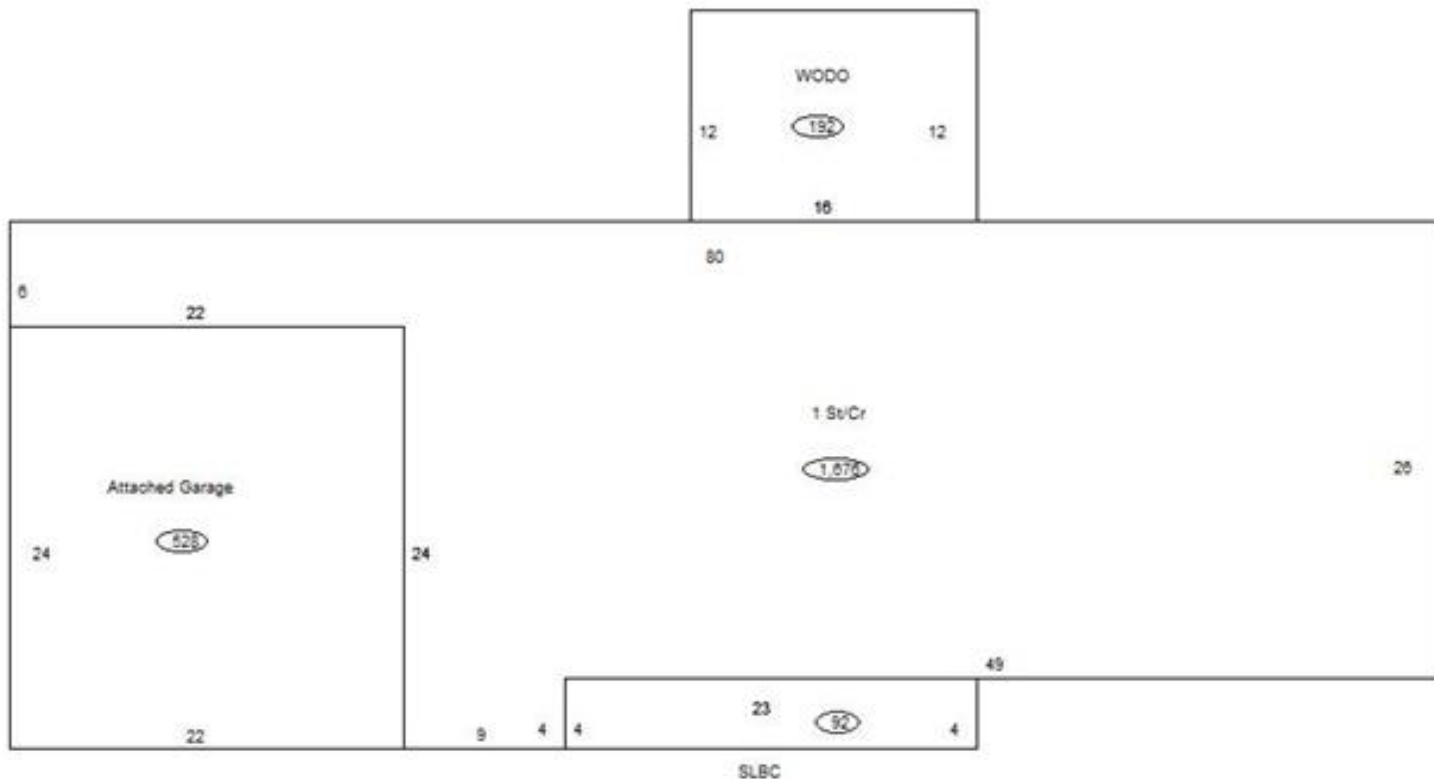
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Sketch Image

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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	1,676	1.000	1,676
2	G	1		10	Attached Garage	528	1.000	528
3	M	PRCH		10	SLBC	92	1.000	92
4	M	WODO		10	WODO	192	1.000	192
Total Building Area						1,676		1,676



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BARN	BARN	0x0x0			924
	Qual	3	Cond 3	Year	Eff Age	
Valuation Summary		Modifier Total		RCN	Depr (50% Phys/ % Func)	RCNLD
Base Cost (10.48 x 924)		9,684		9,684	4,842	4,842