



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
Time 23:28:35  
Page 1

Assessment Data					Primary Image									
Account	660016787													
Parcel ID	000000-00-0-10190-001-0076													
Cadastral ID	18-21-16-02750													
Property Type	REAL - Real Property													
Property Class	URP	VI Area	1											
Tax Area	17 - CLAREMORE OT													
Name ID	74674													
FORD, KAREN S														
722 SPRING LN CLAREMORE OK 74017-0000														
Parcel Location														
Situs	00722 SPRING LN													
Subdivision	HOLIDAY HILLS													
Lot/Block	0076 / 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: 36.30540861 -95.64359489														
TRACT 76 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										
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax						
Remove Cap	0	Land Value	79,259	42,645	11%	4,691	Assessed	15,153	1,400.59					
Year Frozen	0	Improvements	104,415	95,112		10,462	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-93.00					
TIF Project ID	0	Total Value	183,674	137,757		15,153	Total Taxable	14,153	1,308.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660016787	FORD, KAREN S	17	178,427	1000	13,712	1,267.00							
2024	2024-660016787	FORD, KAREN S	17	173,874	1000	13,284	1,228.00							
2023	2023-660016787	FORD, KAREN S	17	141,416	1000	12,867	1,179.00							
2022	2022-660016787	FORD, KAREN S	17	122,397	1000	12,464	1,154.00							
2021	2021-660016787	FORD, KAREN S	17	125,935	1000	12,577	1,111.00							
2020	2020-660016787	FORD, KAREN S	17	121,395	1000	12,182	1,116.00							
2019	2019-660016787	FORD, KAREN S	17	116,343	1000	11,798	1,093.00							
2018	2018-660016787	FORD, KAREN S	17	122,694	1000	11,886	1,098.00							
2017	2017-660016787	FORD, KAREN S	17	121,766	1000	11,510	1,057.00							
2016	2016-660016787	FORD, KAREN S	17	118,992	1000	11,146	1,046.00							
2015	2015-660016787	FORD, KAREN S	17	119,519	1000	10,793	973.00							
2014	2014-660016787	FORD, KAREN S	17	121,704	1000	10,449	969.00							
2013	2013-660016787	FORD, KAREN S	17	117,112	1000	10,116	926.00							



# Rogers

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Date 04/16/2026  
Time 23:28:35  
Page 2

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> 1.6987 <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> 73,994.00 x 1.07 = 79,259 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 79,259		

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	2.5 - Fair
<b>Architecture</b>	R3 Res Nbhd 3
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	100% Veneer, Masonry
<b>Base/Total Area</b>	1,529 / 1,529
<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>	0
<b>Fixture/RghIn</b>	8 /
<b>Bed/F/H Bath</b>	3 / 2.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	462 Attached Garage - Unfinished
<b>Remodel</b>	
<b>Year/Eff Age</b>	1966 / 45



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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>	149,406	97.71	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>	176,660 Per SqFt

Cost Approach				Manual : 01/2025	
<b>Base Cost</b>	103.89	<b>Total Misc Impr</b>	+	9,316	
<b>Roofing Adj</b>	+ 4.39	<b>Garage Cost</b>	+	12,931	
<b>Subfloor Adj</b>	+ 1.15	<b>Total RCN</b>	=	217,531	
<b>Heat/Cool Adj</b>	+ 11.47	<b>Depreciation ( 52%)</b>	-	113,116	
<b>Plumbing Adj</b>	+ 6.82	<b>Lump Sums</b>	+	0	
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	=	104,415	
<b>Adj Base Cost</b>	= 127.72	<b>Lot Value</b>	+	79,259	
<b>Total Area</b>	x 1,529	<b>Indicated Value</b>	=	183,674	
<b>Adjusted Cost</b>	= 195,284	<b>Value Per SqFt</b>		120.13	

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	104,415		
<b>Lot Value</b>	79,259		
<b>Indicated Value</b>	183,674	120.13	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>			
<b>Total Value</b>	183,674	120.13	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	40384	23x5		115	23.90		2,749
PATO	SLAB PORCH - OPEN	40385	14x10		140	10.51		1,471



# Rogers

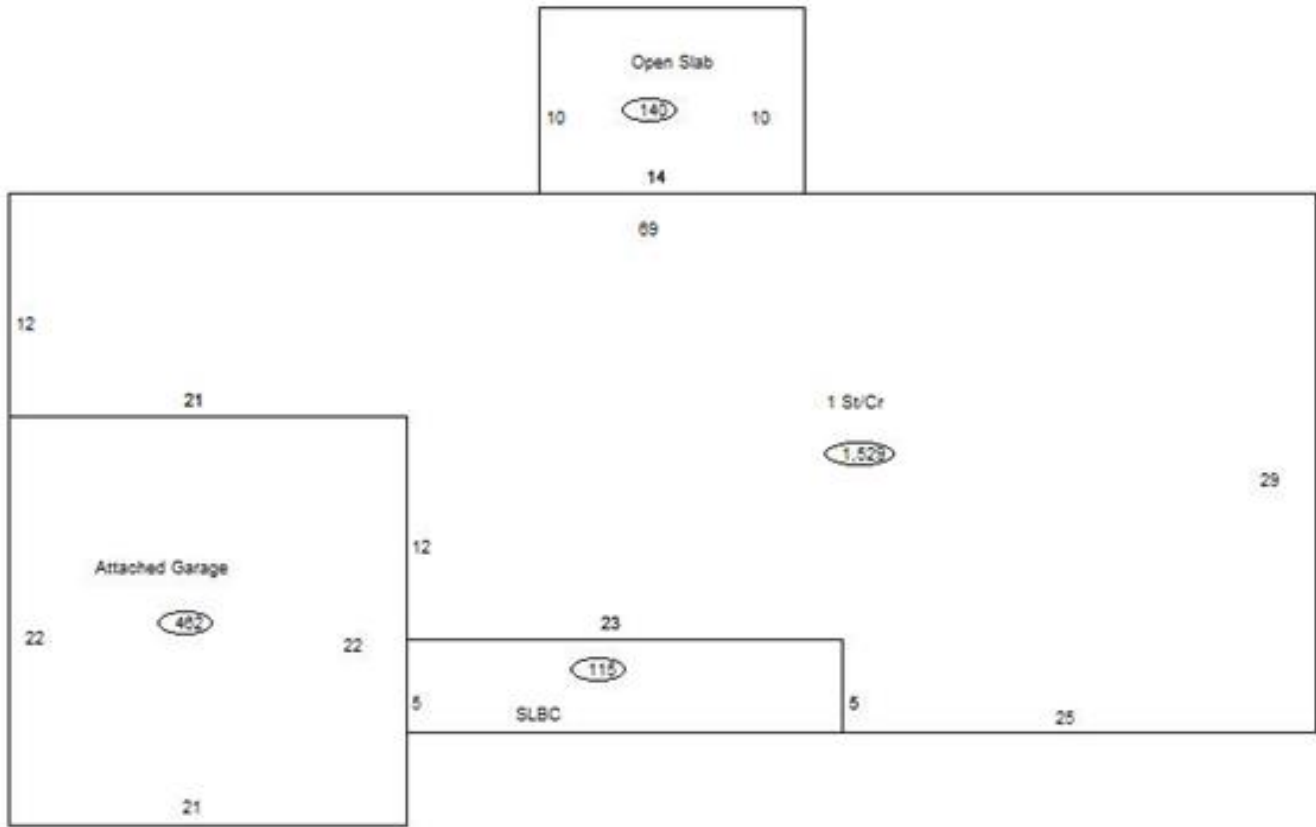
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Date 04/16/2026  
 Time 23:28:35  
 Page 3

### Sketch Image

660016787



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	1,529	1.000	1,529
2	G	1		10	Attached Garage	462	1.000	462
3	M	PRCH		10	SLBC	115	1.000	115
4	M	PATO		10	Open Slab	140	1.000	140
<b>Total Building Area</b>						<b>1,529</b>		<b>1,529</b>



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Date 04/16/2026  
Time 23:28:35  
Page 4

660016787

### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	0x0x0			
	Qual	2	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 (4.68 x )				