



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 660016816 Parcel ID 000000-00-0-10190-001-0096 Cadastral ID 18-21-16-03040 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 335736 SPENCER, TRAYCIE L & JUSTIN K HOBBY 762 SPRING LN CLAREMORE OK 74017-0000 Parcel Location Situs 00762 SPRING LN Subdivision HOLIDAY HILLS Lot/Block 0096 / 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\2023-9-13\IMG_003 9/13/2023</p>														
Legal Description Lat/Long: 36.30084246 -95.64338156																			
W2 OF TRACT 96 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	/	JEFF CAMPBELL CONSTRUCTION LLC	09/13/2021	215,000	YES										
H	Homestead	No	1,000		/	CARR, NIKKI KAY &	06/09/2021	146,000	15										
					2442/885	LOWE, FRANKIE LEE &	12/08/2014		4										
					1084/631	HALEY, PAMELA S	10/10/1997	80,000	Yes										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax										
Remove Cap	2022	Land Value	71,917	70,537	11%	7,759	Assessed	22,265	2,057.95										
Year Frozen	2007	Improvements	132,382	131,870		14,506	Penalty	0											
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-92.00										
TIF Project ID	0	Total Value	204,299	202,407		22,265	Total Taxable	21,265	1,966.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660016816	SPENCER, TRAYCIE L &			17	199,946	1000	20,616	1,906.00										
2024	2024-660016816	SPENCER, TRAYCIE L &			17	190,789	1000	19,986	1,847.00										
2023	2023-660016816	SPENCER, TRAYCIE L &			17	215,000	1000	22,650	2,075.00										
2022	2022-660016816	SPENCER, TRAYCIE L &			17	215,000	1000	22,650	2,097.00										
2021	2021-660016816	SPENCER, TRAYCIE L &			17	151,054	0	12,249	1,082.00										
2020	2020-660016816	CARR, NIKKI KAY &			17	143,793	0	11,666	1,068.00										
2019	2019-660016816	CARR, NIKKI KAY &			17	140,285	0	11,111	1,029.00										
2018	2018-660016816	CARR, NIKKI KAY &			17	146,611	0	10,581	978.00										
2017	2017-660016816	CARR, NIKKI KAY &			17	145,434	0	10,078	926.00										
2016	2016-660016816	CARR, NIKKI KAY &			17	141,836	0	9,597	901.00										
2015	2015-660016816	CARR, NIKKI KAY &			17	141,056	0	9,140	824.00										
2014	2014-660016816	LOWE, FRANKIE LEE &			17	142,194	1000	7,706	715.00										
2013	2013-660016816	LOWE, FRANKIE LEE &			17	136,889	1000	7,706	705.00										



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Lot Data		Square-Foot - NBHD 1170 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	1.1666		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	50,818.00 x 1.42 = 71,917		
Factor Value			
Adjustments	1.0000		
Lot Value	71,917		



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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	75% Veneer, Masonry 25% Frame, Siding, Wood
Base/Total Area	2,028 / 2,028
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,028
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	650 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1971 / 41

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	201,066	99.14	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	237,260		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	93.61	Total Misc Impr	+	13,049			
Roofing Adj	+ 4.06	Garage Cost	+	16,933			
Subfloor Adj	+ -1.08	Total RCN	=	259,572			
Heat/Cool Adj	+ 11.47	Depreciation (49%)	-	127,190			
Plumbing Adj	+ 5.15	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	132,382			
Adj Base Cost	= 113.21	Lot Value	+	71,917			
Total Area	x 2,028	Indicated Value	=	204,299			
Adjusted Cost	= 229,590	Value Per SqFt		100.74			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	132,382		
Lot Value	71,917		
Indicated Value	204,299	100.74	Per SqFt
Agland Value			
Site Improvements			
Total Value	204,299	100.74	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	40494	24x6		144	23.78		3,424
PRCH	SLAB PORCH - COVERED	40495	16x12		192	23.59		4,529



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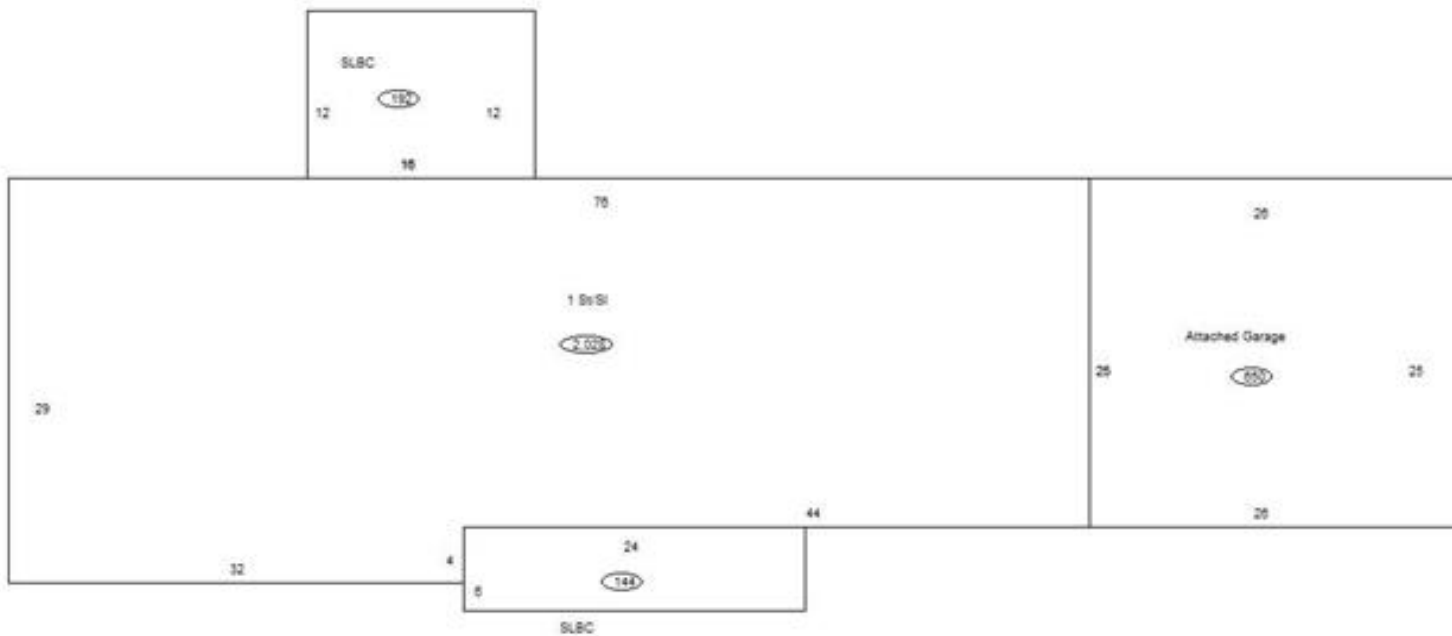
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Sketch Image

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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	2,028	1.000	2,028
2	G	1		10	Attached Garage	650	1.000	650
3	M	PRCH		10	SLBC	144	1.000	144
4	M	PRCH		10	SLBC	192	1.000	192
Total Building Area						2,028		2,028



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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)					
	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)					