



# 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	660016826								
Parcel ID	000000-00-0-10190-001-0101								
Cadastral ID	18-21-16-03140								
Property Type	REAL - Real Property								
Property Class	URP	VI Area	1						
Tax Area	17 - CLAREMORE OT								
Name ID	272886								
SMITH, TIMOTHY D & DEANNA E									
754 SUMMER LN CLAREMORE OK 74017-0000									
Parcel Location									
Situs	00754 E SUMMER LN								
Subdivision	HOLIDAY HILLS								
Lot/Block	0101 / 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: 36.30174518 -95.64546364									
Building Permits									
W 300' OF TRACT 101 BLOCK 1 HOLIDAY HILLS									
Exemptions									
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
H	Homestead	Yes	1,000	1,000	1206/779	DEGNER, ROD ALAN	12/12/1999	80,000	Yes
					1201/246	DEGNER, DEL S &	09/28/1999	0	No
					816/730			0	No
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax	
Remove Cap	2000	Land Value	69,080	33,745	11%	3,712	Assessed	15,640	1,445.61
Year Frozen	0	Improvements	123,082	108,439		11,928	Penalty	0	
Uncapped Value	0	Mobile Home	0	0	0	0	Exemption	1,000	-93.00
TIF Project ID	0	Total Value	192,162	142,184	15,640	Total Taxable	14,640	1,353.00	
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660016826	SMITH, TIMOTHY D & DEANNA E			17	188,185	1000	14,185	1,311.00
2024	2024-660016826	SMITH, TIMOTHY D & DEANNA E			17	180,462	1000	13,743	1,270.00
2023	2023-660016826	SMITH, TIMOTHY D & DEANNA E			17	151,711	1000	13,314	1,220.00
2022	2022-660016826	SMITH, TIMOTHY D & DEANNA E			17	132,889	1000	12,897	1,194.00
2021	2021-660016826	SMITH, TIMOTHY D & DEANNA E			17	137,873	1000	12,492	1,103.00
2020	2020-660016826	SMITH, TIMOTHY D & DEANNA E			17	133,886	1000	12,099	1,108.00
2019	2019-660016826	SMITH, TIMOTHY D & DEANNA E			17	115,612	1000	11,717	1,085.00
2018	2018-660016826	SMITH, TIMOTHY D & DEANNA E			17	121,516	1000	12,367	1,143.00
2017	2017-660016826	SMITH, TIMOTHY D & DEANNA E			17	120,575	1000	12,041	1,106.00
2016	2016-660016826	SMITH, TIMOTHY D & DEANNA E			17	117,739	1000	11,661	1,095.00
2015	2015-660016826	SMITH, TIMOTHY D & DEANNA E			17	111,749	1000	11,292	1,018.00
2014	2014-660016826	SMITH, TIMOTHY D & DEANNA E			17	113,772	1000	11,320	1,050.00
2013	2013-660016826	SMITH, TIMOTHY D & DEANNA E			17	109,139	1000	10,961	1,003.00



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Lot Data	Square-Foot - NBHD 1170 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	1.1123	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	48,454.00 x 1.43 = 69,080	
Factor Value		
Adjustments	1.0000	
Lot Value	69,080	

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	100% Veneer, Masonry
Base/Total Area	1,938 / 1,938
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,938
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1970 / 42



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-9-12\IMG\_005! 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	136,591	70.48	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	171,590		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	96.44	Total Misc Impr	+	1,922			
Roofing Adj	+ 4.08	Garage Cost	+				
Subfloor Adj	+ -1.07	Total RCN	=	227,311			
Heat/Cool Adj	+ 11.47	Depreciation ( 50%)	-	113,656			
Plumbing Adj	+ 5.38	Lump Sums	+	9,427			
Basement Adj	+ 0.00	RCNLD	=	123,082			
Adj Base Cost	= 116.30	Lot Value	+	69,080			
Total Area	x 1,938	Indicated Value	=	192,162			
Adjusted Cost	= 225,389	Value Per SqFt		99.15			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	123,082		
Lot Value	69,080		
Indicated Value	192,162	99.15	Per SqFt
Agland Value			
Site Improvements			
Total Value	192,162	99.15	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	40527	20x4		80	24.02		1,922
WODO	WOOD DECK - OPEN	40528	626		626	16.02	6%	9,427



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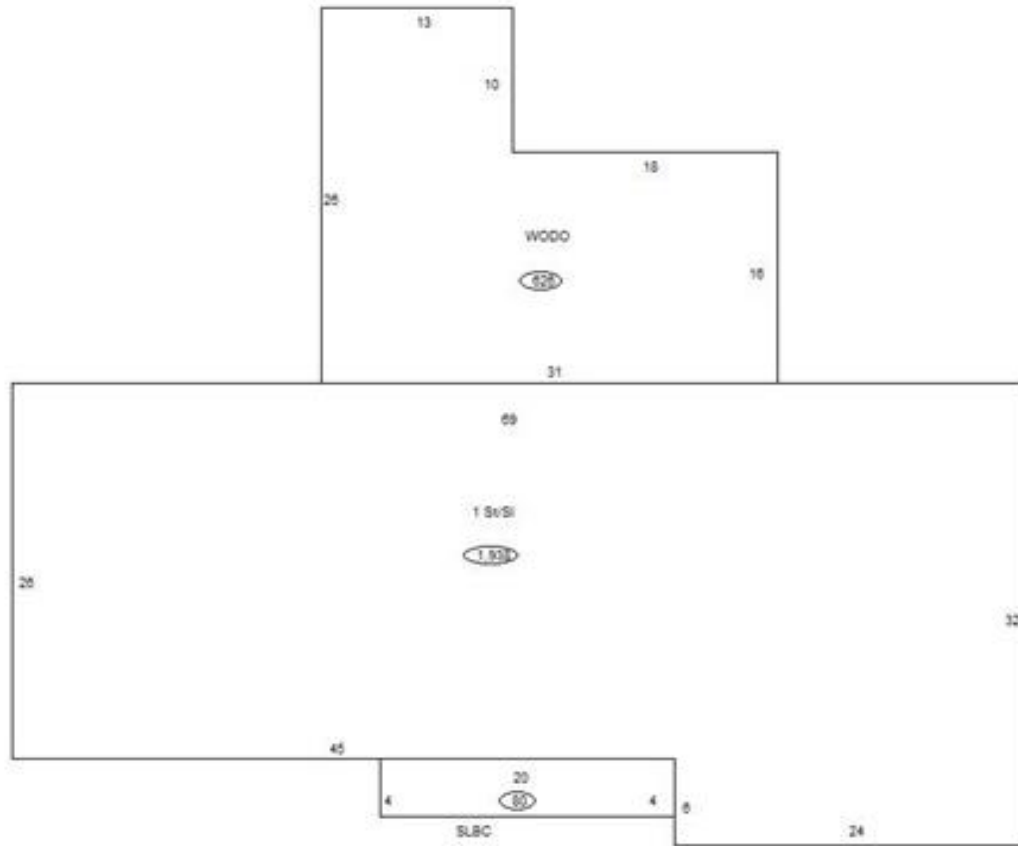
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### Sketch Image

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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	1,938	1.000	1,938
2	M	PRCH		10	SLBC	80	1.000	80
3	M	WODO		10	WODO	626	1.000	626
<b>Total Building Area</b>						1,938		1,938



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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	
	<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 )					
	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 )					