




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	660016838																												
Parcel ID	21N16E-18-3-00000-000-0000																												
Cadastral ID	18-21-16-03900																												
Property Type	REAL - Real Property																												
Property Class	UR	VI Area	1																										
Tax Area	17 - CLAREMORE OT																												
Name ID	326078																												
HOUGHTON, CHARLES R JR																													
2790 W COUNTRY CLUB RD CLAREMORE OK 74019-0000																													
Parcel Location																													
Situs	02790 W COUNTRY CLUB RD																												
Subdivision																													
Lot/Block	/	Parcel Size	2.06 - Acres																										
Sec/Twn/Rng	18 / 21 / 16 / 3																												
Neighborhood	2116 - UNPLATTED																												
School District	S001 - CLAREMORE SCHOOLS																												
Legal Description Lat/Long: 36.29320673 -95.64979460																													
TR DESC 2020-14399 AS BEG SW/C GOVT LOT 4; N01.2405W 208.71'; N88.1630E 550.49'; S02.1327E 208.71'; S88.1630W 553.49' TO POB LESS W 55' RD & LESS S 25' RD DESC 2628-245.																													
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																				
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1258/329	RHINE, RODNEY JAMES	11/17/2000	186,000	No																									
Parcel Valuation																													
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax																					
Remove Cap	2019	Land Value	57,959	36,694	11%	4,036	Assessed	28,424	2,627.23																				
Year Frozen		Improvements	249,770	221,708		24,388	Penalty	0																					
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-92.00																				
TIF Project ID	0	Total Value	307,729	258,402		28,424	Total Taxable	27,424	2,535.00																				
Assessment History																													
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																						
2025	2025-660016838	HOUGHTON, CHARLES R JR	17	292,086	1000	26,596	2,458.00																						
2024	2024-660016838	HOUGHTON, CHARLES R JR	17	305,041	1000	25,793	2,384.00																						
2023	2023-660016838	HOUGHTON, CHARLES R JR	17	236,475	1000	25,012	2,291.00																						
2022	2022-660016838	HOUGHTON, CHARLES R JR	17	236,930	1000	25,062	2,320.00																						
2021	2021-660016838	HOUGHTON, CHARLES R JR	17	236,886	1000	25,058	2,213.00																						
2020	2020-660016838	HOUGHTON, CHARLES R JR	17	232,324	1000	24,431	2,237.00																						
2019	2019-660016838	HOUGHTON, CHARLES R JR	17	222,357	0	24,459	2,265.00																						
2018	2018-660016838	FEDERAL HOME LOAN MORT CORP	17	230,749	1000	21,216	1,960.00																						
2017	2017-660016838	GILLETTE, RANDALL K &	17	228,788	1000	20,569	1,889.00																						
2016	2016-660016838	GILLETTE, RANDALL K &	17	224,403	0	21,223	1,992.00																						
2015	2015-660016838	GILLETTE, RANDALL K &	17	218,566	1000	19,213	1,733.00																						
2014	2014-660016838	GILLETTE, RANDALL K &	17	220,519	1000	18,625	1,727.00																						
2013	2013-660016838	GILLETTE, RANDALL K &	17	209,030	1000	18,053	1,652.00																						



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Lot Data		Square-Foot - NBHD 2116 #1	
Lot Size			
Lot Count	0		
Units Buildable			
Non-Ag Acres	2.0528		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	89,421.00 x .65 = 57,959		
Factor Value			
Adjustments	1.0000		
Lot Value	57,959		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	50% Veneer, Stone 50% Frame, Siding, Wood
Base/Total Area	2,550 / 2,550
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,550
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 2.5 /
Basement Area	
Garage Type	483 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1981 / 34

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	298,904 117.22 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	NewTest
Comparables	
Indicated Value	

Value Reconciliation

Selected Approach	Cost Approach
Improvements	209,435
Lot Value	57,959
Indicated Value	267,394 104.86 Per SqFt
Agland Value	
Site Improvements	40,335
Total Value	307,729 120.68 Total Value Per SqFt

Cost Approach Manual : 01/2025

Base Cost	101.64	Total Misc Impr	+	13,295
Roofing Adj	+ 4.49	Garage Cost	+	15,499
Subfloor Adj	+ -2.15	Total RCN	=	345,683
Heat/Cool Adj	+ 12.64	Depreciation (42%)	-	145,187
Plumbing Adj	+ 7.65	Lump Sums	+	8,939
Basement Adj	+ 0.00	RCNLD	=	209,435
Adj Base Cost	= 124.27	Lot Value	+	57,959
Total Area	x 2,550	Indicated Value	=	267,394
Adjusted Cost	= 316,889	Value Per SqFt		104.86

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
SHLT	STORM SHELTER	0		1 2011	1	0.00		
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	40554	23x8		184	26.35		4,848
PRCH	SLAB PORCH - COVERED	40555	9x7		63	26.73		1,684
WODO	WOOD DECK - OPEN	40556	30x22		660	16.93	20%	8,939
PATO	SLAB PORCH - OPEN	40557	10x10		100	11.48		1,148



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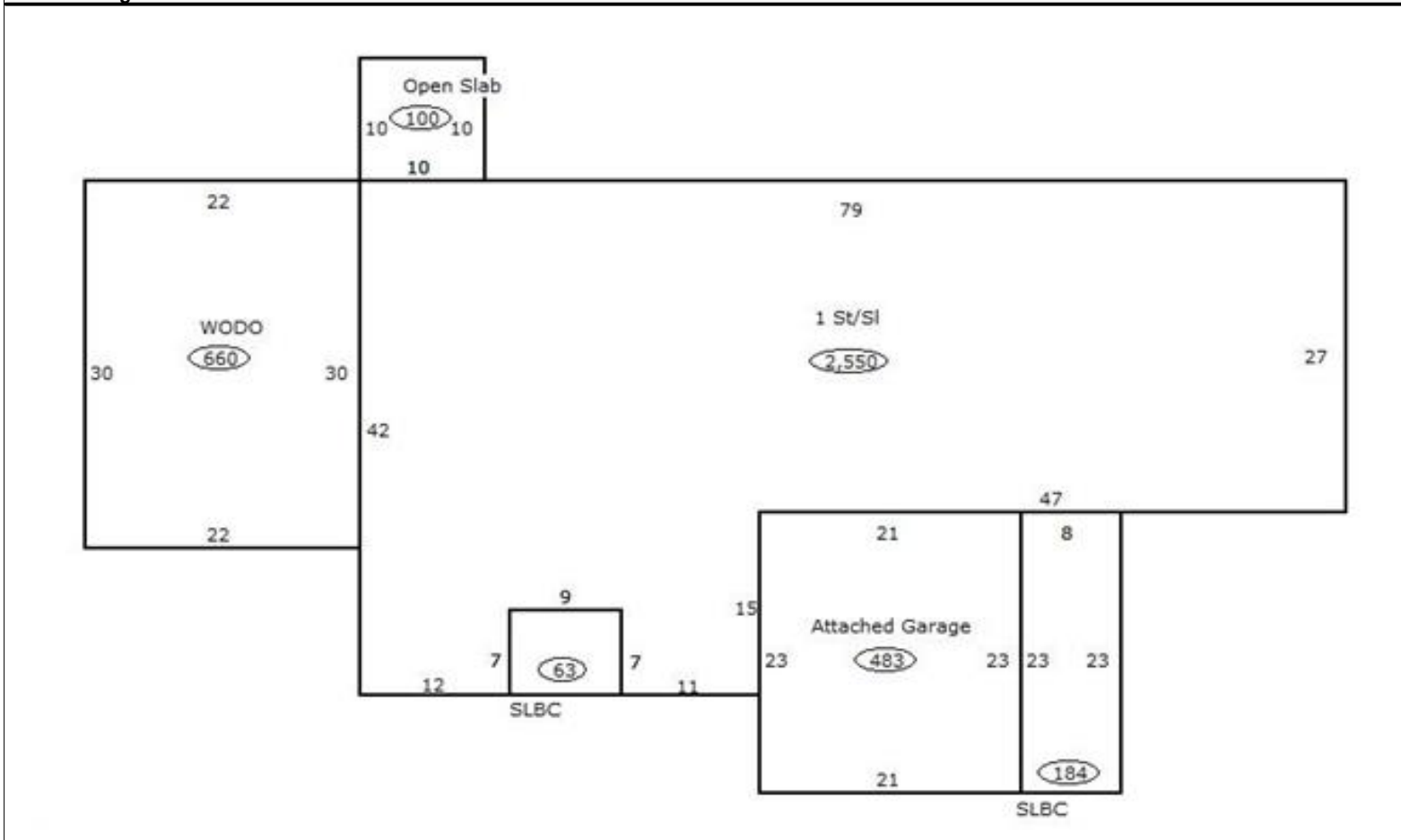
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	2,550	1.000	2,550
2	G	1	Slab	13	Attached Garage	483	1.000	483
3	M	PRCH		13	SLBC	184	1.000	184
4	M	PRCH		13	SLBC	63	1.000	63
5	M	WODO		13	WODO	660	1.000	660
6	M	PATO		13	Open Slab	100	1.000	100
Total Building Area						2,550		2,550



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	0x0x0			2,000
	Qual 2	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (25% Phys/ % Func)	RCNLD
	Base Cost (26.89 x 2,000)		53,780	53,780	13,445	40,335
	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)					