



# 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	660018225													
Parcel ID	000000-00-0-10200-007-0001													
Cadastral ID	20-21-16-02280													
Property Type	REAL - Real Property													
Property Class	URP	VI Area	1											
Tax Area	17 - CLAREMORE OT													
Name ID	71854													
LIVINGSTON, DAVID WILLIAM &														
KELLEY - TRUSTEES														
2400 SW WOLF RUN DR														
CLAREMORE OK 74019-0000														
Parcel Location														
Situs	02400 SW WOLF RUN DR													
Subdivision	HUNTERS TRAIL													
Lot/Block	0001 / 0007	Parcel Size	1 - Lots											
Sec/Twn/Rng	20 / 21 / 16 / 5													
Neighborhood	1166 - R-V01-SW CLAREMORE													
School District	S001 - CLAREMORE SCHOOLS													
Legal Description														
Lot/Long: 36.28289179 -95.63097696														
LOT 1 BLOCK 7 HUNTERS TRAIL														
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														
Code	Type	Active	Maximum	Exemption										
H	Homestead	Yes	1,000	1,000										
Sale History														
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	47,740	23,841	11%	2,623	Assessed	17,847	1,649.60					
Year Frozen	0	Improvements	145,472	138,402		15,224	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-93.00					
TIF Project ID	0	Total Value	193,212	162,243		17,847	Total Taxable	16,847	1,557.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660018225	LIVINGSTON, DAVID WILLIAM &	17	188,194	1000	16,327	1,509.00							
2024	2024-660018225	LIVINGSTON, DAVID WILLIAM &	17	196,881	1000	15,822	1,462.00							
2023	2023-660018225	LIVINGSTON, DAVID WILLIAM &	17	148,477	1000	15,332	1,404.00							
2022	2022-660018225	LIVINGSTON, DAVID WILLIAM &	17	144,547	1000	14,900	1,379.00							
2021	2021-660018225	LIVINGSTON, DAVID WILLIAM &	17	147,389	1000	15,213	1,343.00							
2020	2020-660018225	LIVINGSTON, DAVID WILLIAM &	17	144,998	1000	14,795	1,355.00							
2019	2019-660018225	LIVINGSTON, DAVID WILLIAM &	17	139,409	1000	14,335	1,328.00							
2018	2018-660018225	LIVINGSTON, DAVID WILLIAM &	17	145,080	1000	14,959	1,382.00							
2017	2017-660018225	LIVINGSTON, DAVID WILLIAM &	17	143,848	1000	14,621	1,343.00							
2016	2016-660018225	LIVINGSTON, DAVID WILLIAM &	17	140,171	1000	14,166	1,330.00							
2015	2015-660018225	LIVINGSTON, DAVID WILLIAM &	17	138,064	1000	13,724	1,238.00							
2014	2014-660018225	LIVINGSTON, DAVID WILLIAM &	17	139,194	1000	13,295	1,233.00							
2013	2013-660018225	LIVINGSTON, DAVID WILLIAM &	17	131,280	1000	12,879	1,179.00							



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Lot Data		Square-Foot - NBHD 1166 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	0.2174		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	9,470.00 x 5.04 = 47,740		
Factor Value			
Adjustments	1.0000		
Lot Value	47,740		



Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	30% Veneer, Masonry 70% Frame, Siding, Vinyl
Base/Total Area	1,792 / 1,792
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,792
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	519 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1987 / 29

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	189,965 106.01 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	212,390 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	145,472
Lot Value	47,740
Indicated Value	193,212 107.82 Per SqFt
Agland Value	
Site Improvements	
Total Value	193,212 107.82 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	96.59	Total Misc Impr	+ 10,848
Roofing Adj	+ 4.37	Garage Cost	+ 14,132
Subfloor Adj	+ -1.15	Total RCN	= 238,479
Heat/Cool Adj	+ 11.47	Depreciation ( 39%)	- 93,007
Plumbing Adj	+ 7.86	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 145,472
Adj Base Cost	= 119.14	Lot Value	+ 47,740
Total Area	x 1,792	Indicated Value	= 193,212
Adjusted Cost	= 213,499	Value Per SqFt	107.82

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	43971		174	174	23.66		4,117
PATO	SLAB PORCH - OPEN	43972		158	158	10.35		1,635



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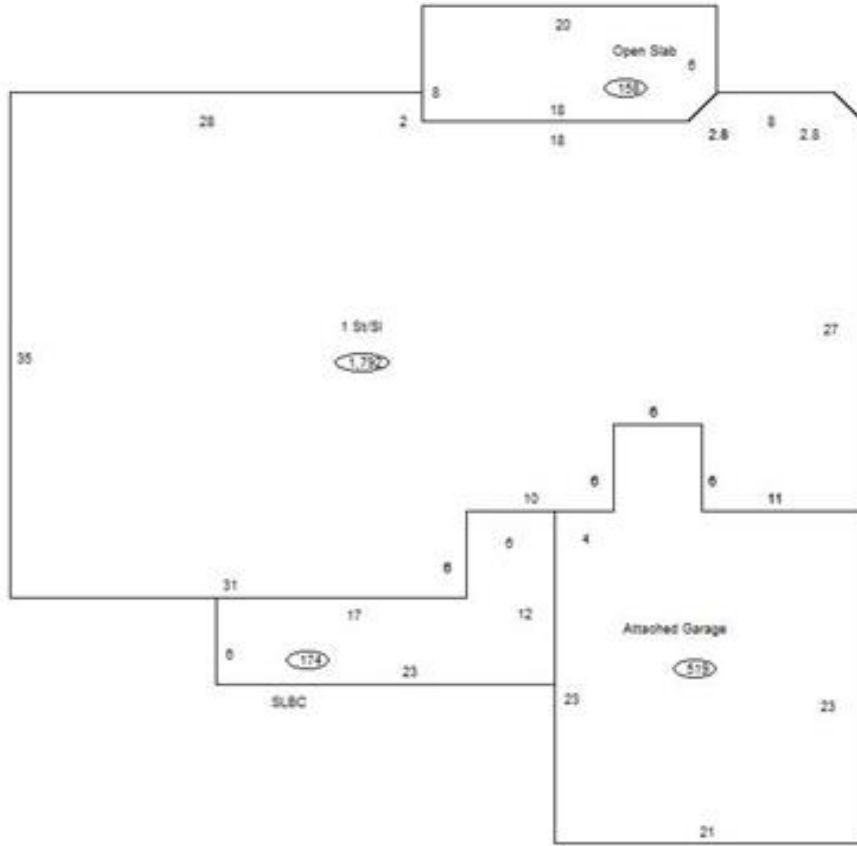
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### Sketch Image

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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	1,792	1.000	1,792
2	G	1		10	Attached Garage	519	1.000	519
3	M	PRCH		10	SLBC	174	1.000	174
4	M	PATO		10	Open Slab	158	1.000	158
<b>Total Building Area</b>						<b>1,792</b>		<b>1,792</b>



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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 )						