




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 660018237 Parcel ID 000000-00-0-10400-001-0003 Cadastral ID 20-21-16-03030 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 346449 PINNEY, ANDREA & ZACHARY 8318 N 74TH E AVE OWASSO OK 74055-0000 Parcel Location Situs 01704 S MISSOURI AVE Subdivision SOUTH POINTE Lot/Block 0003 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 20 / 21 / 16 / 5 Neighborhood 1166 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS					 <p>\\tsclient\A\TOMMY DUNLAP\New folder (268)\IMG_0008.JPG 9/13/2023</p>														
Legal Description Lat/Long: 36.29231266 -95.61787755																			
LOT 3 BLOCK 1 SOUTH POINTE					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	No	1,000		/	WILCOTT, KAYLA RENEE	02/21/2025	230,000	YES										
					/	CONDER, JIMMY C	02/10/2022	227,000	YES										
					764/431			77,000	No										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax										
Remove Cap	2026		Land Value 56,998	56,998	11%	6,270	Assessed	25,301	2,338.57										
Year Frozen	0		Improvements 173,005	173,005		19,031	Penalty	0											
Uncapped Value	0		Mobile Home 0	0		0	Exemption	0	0.00										
TIF Project ID	0		Total Value 230,003	230,003		25,301	Total Taxable	25,301	2,339.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660018237	PINNEY, ANDREA & ZACHARY			17	218,643	1000	23,051	2,131.00										
2024	2024-660018237	WILCOTT, KAYLA RENEE			17	227,000	1000	23,970	2,215.00										
2023	2023-660018237	FOSTER, KAYLA RENEE &			17	227,000	0	24,970	2,287.00										
2022	2022-660018237	FOSTER, KAYLA RENEE &			17	156,365	1000	16,172	1,497.00										
2021	2021-660018237	CONDER, JIMMY C			17	151,563	1000	15,672	1,384.00										
2020	2020-660018237	CONDER, JIMMY C			17	149,007	1000	15,391	1,409.00										
2019	2019-660018237	CONDER, JIMMY C			17	148,179	1000	15,300	1,417.00										
2018	2018-660018237	CONDER, JIMMY C			17	152,729	1000	15,800	1,460.00										
2017	2017-660018237	CONDER, JIMMY C			17	151,455	1000	15,508	1,424.00										
2016	2016-660018237	CONDER, JIMMY C			17	147,243	1000	15,027	1,410.00										
2015	2015-660018237	CONDER, JIMMY C			17	143,614	1000	14,560	1,313.00										
2014	2014-660018237	CONDER, JIMMY C			17	144,830	1000	14,107	1,308.00										
2013	2013-660018237	CONDER, JIMMY C			17	136,118	1000	13,667	1,251.00										




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Lot Data	Square-Foot - NBHD 1166 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 0.1575 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 6,860.00 x 6.00 = 41,160 Factor Value Adjustments 1.3848 Lot Value 56,998		 <p>\\tsclient\A\TOMMY DUNLAP\New folder (268)\IMG_0008.JPG 9/13/2023</p>

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	20% Veneer, Masonry 80% Frame, Siding, Wood
Base/Total Area	1,348 / 2,056
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,348
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 3.0 /
Basement Area	
Garage Type	420 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	222,538 108.24 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	4
Indicated Value	262,610 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	173,005
Lot Value	56,998
Indicated Value	230,003 111.87 Per SqFt
Agland Value	
Site Improvements	
Total Value	230,003 111.87 Total Value Per SqFt

Cost Approach Manual : 01/2025

Base Cost	91.86	Total Misc Impr	+	18,268
Roofing Adj	+ 3.35	Garage Cost	+	14,049
Subfloor Adj	+ -1.59	Total RCN	=	270,320
Heat/Cool Adj	+ 12.64	Depreciation (36%)	-	97,315
Plumbing Adj	+ 9.50	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	173,005
Adj Base Cost	= 115.76	Lot Value	+	56,998
Total Area	x 2,056	Indicated Value	=	230,003
Adjusted Cost	= 238,003	Value Per SqFt		111.87

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	43995	13x6		78	26.68		2,081
EPSW	ENCLOSED PORCH - SOLID WALL	43996	19x8		152	69.55		10,572



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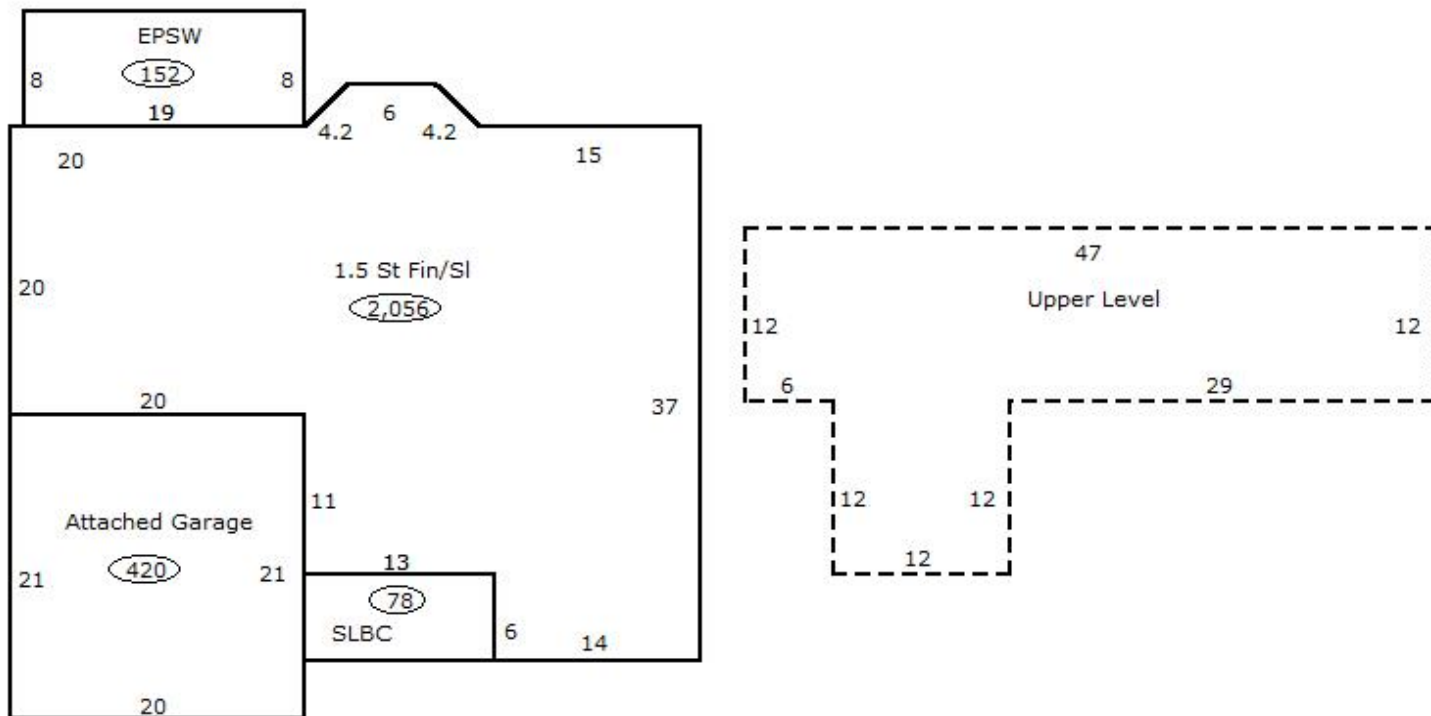
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/Sl	1,348	1.525	2,056
2	G	1		13	Attached Garage	420	1.000	420
3	M	PRCH		13	SLBC	78	1.000	78
4	M	EPSW		13	EPSW	152	1.000	152
5	U	^UL	Overhang	13	Upper Level	708	1.000	708
Total Building Area						1,348		2,056



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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)						