



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 660018239 Parcel ID 000000-00-0-10400-001-0005 Cadastral ID 20-21-16-03050 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 335390 DEESING, CATHERINE 1708 S MISSOURI AVE CLAREMORE OK 74019-0000 Parcel Location Situs 01708 S MISSOURI AVE Subdivision SOUTH POINTE Lot/Block 0005 / 0001 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: 36.29204366 -95.61807294																																																						
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 colspan="5" style="height: 100px;"> </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		/	FLYNN, KATE L	07/28/2021	204,000	YES																																													
					2387/70	MOSER, DAVID &	02/28/2014	117,000	YES																																													
					819/322			69,500	No																																													
Parcel Valuation					<table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>92.430</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>2022</td> <td>Land Value</td> <td>41,490</td> <td>41,490</td> <td>11%</td> <td>4,564</td> <td>Assessed</td> <td>18,059 1,669.19</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements</td> <td>122,683</td> <td>122,683</td> <td></td> <td>13,495</td> <td>Penalty</td> <td>0</td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home</td> <td>0</td> <td>0</td> <td></td> <td>0</td> <td>Exemption</td> <td>0 0.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value</td> <td>164,173</td> <td>164,173</td> <td></td> <td>18,059</td> <td>Total Taxable</td> <td>18,059 1,669.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax	Remove Cap	2022	Land Value	41,490	41,490	11%	4,564	Assessed	18,059 1,669.19	Year Frozen	0	Improvements	122,683	122,683		13,495	Penalty	0	Uncapped Value	0	Mobile Home	0	0		0	Exemption	0 0.00	TIF Project ID	0	Total Value	164,173	164,173		18,059	Total Taxable	18,059 1,669.00
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Assessment History																																																						
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-660018239	DEESING, CATHERINE	17	162,668	0	17,894	1,654.00																																															
2024	2024-660018239	DEESING, CATHERINE	17	165,215	0	18,174	1,680.00																																															
2023	2023-660018239	DEESING, CATHERINE	17	204,000	0	22,440	2,056.00																																															
2022	2022-660018239	DEESING, CATHERINE	17	204,000	0	22,440	2,077.00																																															
2021	2021-660018239	DEESING, CATHERINE	17	136,545	0	15,020	1,326.00																																															
2020	2020-660018239	FLYNN, KATE L	17	134,254	0	14,768	1,352.00																																															
2019	2019-660018239	FLYNN, KATE L	17	135,478	0	14,903	1,380.00																																															
2018	2018-660018239	FLYNN, KATE L	17	139,710	0	15,368	1,420.00																																															
2017	2017-660018239	FLYNN, KATE L	17	138,528	0	15,238	1,399.00																																															
2016	2016-660018239	FLYNN, KATE L	17	134,804	0	14,828	1,392.00																																															
2015	2015-660018239	FLYNN, KATE L	17	131,412	0	14,455	1,304.00																																															
2014	2014-660018239	FLYNN, KATE L	17	142,308	1000	13,804	1,280.00																																															
2013	2013-660018239	MOSER, DAVID &	17	134,199	1000	13,373	1,224.00																																															



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Lot Data		Square-Foot - NBHD 1166 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	0.1587		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	6,915.00 x 6.00 = 41,490		
Factor Value			
Adjustments	1.0000		
Lot Value	41,490		



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Residential Data	
Type	1 Single Family Residence
Condition	2 - Fair
Quality	2.5 - Fair
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	20% Veneer, Masonry 80% Frame, Siding, Wood
Base/Total Area	1,096 / 2,070
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,096
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	400 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1989 / 37

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adjusted R	0.8445
Indicated Value	198,474 95.88 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	206,430 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	122,683
Lot Value	41,490
Indicated Value	164,173 79.31 Per SqFt
Agland Value	
Site Improvements	
Total Value	164,173 79.31 Total Value Per SqFt

Cost Approach Manual : 01/2025

Base Cost	84.21	Total Misc Impr	+	13,134
Roofing Adj	+ 2.60	Garage Cost	+	11,700
Subfloor Adj	+ -0.68	Total RCN	=	240,963
Heat/Cool Adj	+ 11.47	Depreciation (50%)	-	120,482
Plumbing Adj	+ 6.81	Lump Sums	+	2,202
Basement Adj	+ 0.00	RCNLD	=	122,683
Adj Base Cost	= 104.41	Lot Value	+	41,490
Total Area	x 2,070	Indicated Value	=	164,173
Adjusted Cost	= 216,129	Value Per SqFt		79.31

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	44004		243	243	23.43		5,693
WODO	WOOD DECK - OPEN	44005	12x12		144	23.53	35%	2,202
PATO	SLAB PORCH - OPEN	124861		260	260	9.02		2,345



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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)						