



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 660018249 Parcel ID 000000-00-0-10400-001-0015 Cadastral ID 20-21-16-03150 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 262095 FOREMAN, HEATHER L & KEVIN 6704 N 3985 RD COPAN OK 74022-0000 Parcel Location Situs 01704 S CHEROKEE PL Subdivision SOUTH POINTE Lot/Block 0015 / 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: 36.29242745 -95.61723417																			
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										
LOT 15 BLOCK 1 SOUTH POINTE					1007/52	ATCHISON, ROBERT D &	10/31/1995	65,000	Yes										
					832/377			61,000	No										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax										
Remove Cap	0	Land Value	39,756	22,196	11%	2,442	Assessed	14,431	1,333.86										
Year Frozen	0	Improvements	127,234	108,994		11,989	Penalty	0											
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00										
TIF Project ID	0	Total Value	166,990	131,190		14,431	Total Taxable	14,431	1,334.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660018249	FOREMAN, HEATHER L & KEVIN			17	162,674	0	13,743	1,270.00										
2024	2024-660018249	FOREMAN, HEATHER L & KEVIN			17	140,661	0	13,090	1,210.00										
2023	2023-660018249	FOREMAN, HEATHER L & KEVIN			17	113,328	0	12,466	1,142.00										
2022	2022-660018249	FOREMAN, HEATHER L & KEVIN			17	111,780	0	12,296	1,138.00										
2021	2021-660018249	NARO, HEATHER L (FOREMAN)			17	115,809	0	12,739	1,125.00										
2020	2020-660018249	NARO, HEATHER L (FOREMAN)			17	116,546	0	12,820	1,174.00										
2019	2019-660018249	NARO, HEATHER L (FOREMAN)			17	114,878	0	12,637	1,170.00										
2018	2018-660018249	NARO, HEATHER L (FOREMAN)			17	118,429	0	13,027	1,204.00										
2017	2017-660018249	NARO, HEATHER L (FOREMAN)			17	117,441	0	12,919	1,186.00										
2016	2016-660018249	NARO, HEATHER L (FOREMAN)			17	114,397	0	12,584	1,181.00										
2015	2015-660018249	NARO, HEATHER L (FOREMAN)			17	112,394	0	12,363	1,115.00										
2014	2014-660018249	NARO, HEATHER L (FOREMAN)			17	114,541	0	12,468	1,156.00										
2013	2013-660018249	NARO, HEATHER L (FOREMAN)			17	107,951	0	11,875	1,087.00										



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Lot Data	Square-Foot - NBHD 1166 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 0.1521 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 6,626.00 x 6.00 = 39,756 Factor Value Adjustments 1.0000 Lot Value 39,756		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	60% Veneer, Masonry 40% Frame, Siding, Wood
Base/Total Area	981 / 1,629
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	981
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	400 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1990 / 27



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Cost Approach				Manual : 01/2025			
Base Cost	87.45	Total Misc Impr	+ 8,418				
Roofing Adj	+ 2.90	Garage Cost	+ 11,700				
Subfloor Adj	+ -0.77	Total RCN	= 198,803				
Heat/Cool Adj	+ 11.47	Depreciation (36%)	- 71,569				
Plumbing Adj	+ 8.64	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 127,234				
Adj Base Cost	= 109.69	Lot Value	+ 39,756				
Total Area	x 1,629	Indicated Value	= 166,990				
Adjusted Cost	= 178,685	Value Per SqFt	102.51				

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	172,486	105.88	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	173,010		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	127,234		
Lot Value	39,756		
Indicated Value	166,990	102.51	Per SqFt
Agland Value			
Site Improvements			
Total Value	166,990	102.51	Total Value Per SqFt

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	44051	17x5		85	24.00		2,040
PATO	SLAB PORCH - OPEN	44052	12x10		120	10.68		1,282



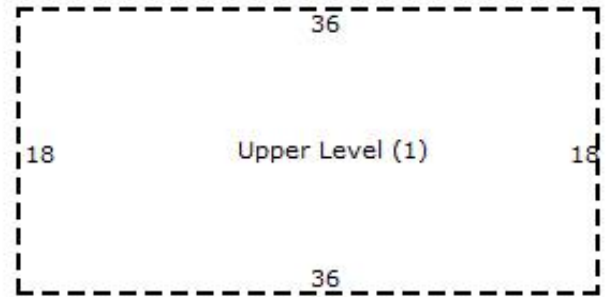
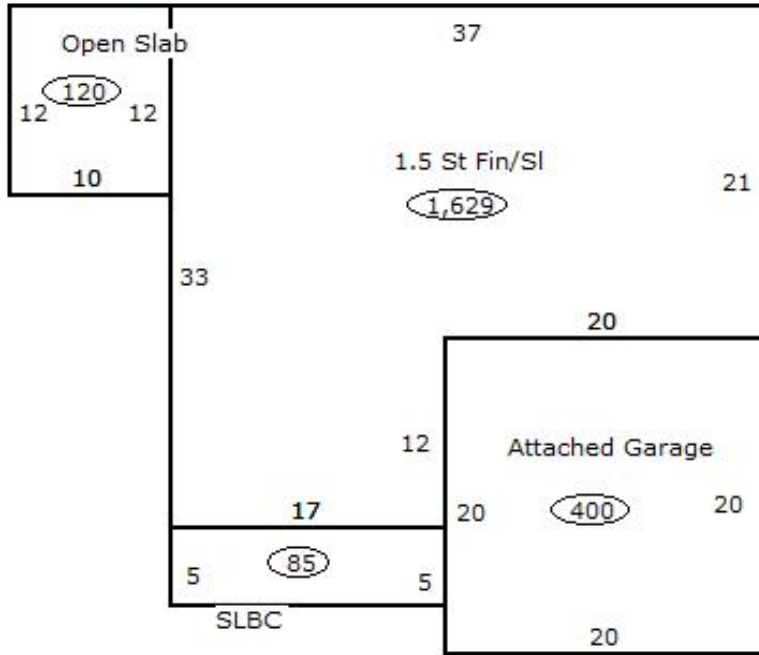
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Sketch Image

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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	981	1.661	1,629
2	G	1		13	Attached Garage	400	1.000	400
3	M	PRCH		13	SLBC	85	1.000	85
4	M	PATO		13	Open Slab	120	1.000	120
5	U	^UL		13	Upper Level (1)	648	1.000	648
Total Building Area						981		1,629