



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	660018252				<p>\\tsclient\A\TOMMY DUNLAP\New folder (268)\IMG_0054.JPG 9/13/2023</p>									
Parcel ID	000000-00-0-10400-001-0018													
Cadastral ID	20-21-16-03180													
Property Type	REAL - Real Property													
Property Class	URP	VI Area	1											
Tax Area	17 - CLAREMORE OT													
Name ID	291069													
THOMAS, CHARLES &														
KRISTI														
1710 S CHEROKEE PL CLAREMORE OK 74017-0000														
Parcel Location														
Situs	01710 S CHEROKEE PL													
Subdivision	SOUTH POINTE													
Lot/Block	0018 / 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														
Lat/Long: 36.29182919 -95.61704243														
LOT 18 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 colspan="5" style="height: 100px;"> </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										
1748/654	HOUSING AUTHORITY OF THE	02/01/2006	0	0										
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax						
Remove Cap	2007	Land Value	45,060	26,002	11%	2,860	Assessed	11,154	1,030.96					
Year Frozen	0	Improvements	75,402	75,402		8,294	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-92.00					
TIF Project ID	0	Total Value	120,462	101,404		11,154	Total Taxable	10,154	939.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660018252	THOMAS, CHARLES &	17	120,342	1000	9,830	909.00							
2024	2024-660018252	THOMAS, CHARLES &	17	126,204	1000	9,515	879.00							
2023	2023-660018252	THOMAS, CHARLES &	17	92,800	1000	9,208	843.00							
2022	2022-660018252	THOMAS, CHARLES &	17	94,373	1000	9,381	868.00							
2021	2021-660018252	THOMAS, CHARLES &	17	95,601	1000	9,516	840.00							
2020	2020-660018252	THOMAS, CHARLES &	17	95,219	1000	9,474	868.00							
2019	2019-660018252	THOMAS, CHARLES &	17	99,533	1000	9,949	921.00							
2018	2018-660018252	THOMAS, CHARLES &	17	103,763	1000	10,414	962.00							
2017	2017-660018252	THOMAS, CHARLES &	17	102,938	1000	10,323	948.00							
2016	2016-660018252	THOMAS, CHARLES &	17	100,288	1000	10,032	942.00							
2015	2015-660018252	THOMAS, CHARLES &	17	97,753	1000	9,753	880.00							
2014	2014-660018252	THOMAS, CHARLES &	17	99,608	1000	9,445	876.00							
2013	2013-660018252	THOMAS, CHARLES &	17	93,971	1000	9,141	836.00							



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Lot Data	Square-Foot - NBHD 1166 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	0.1866	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	8,130.00 x 5.54 = 45,060	
Factor Value		
Adjustments	1.0000	
Lot Value	45,060	

Residential Data	
Type	1 Single Family Residence
Condition	1.5 - Low
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	50% Veneer, Masonry 50% Frame, Siding, Wood
Base/Total Area	1,567 / 1,567
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,567
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1986 / 48

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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	109,529	69.90	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	4		
Indicated Value	115,170		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	94.03	Total Misc Impr	+	6,076			
Roofing Adj	+ 4.02	Garage Cost	+				
Subfloor Adj	+ 0.00	Total RCN	=	188,506			
Heat/Cool Adj	+ 10.30	Depreciation (60%)	-	113,104			
Plumbing Adj	+ 8.07	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	75,402			
Adj Base Cost	= 116.42	Lot Value	+	45,060			
Total Area	x 1,567	Indicated Value	=	120,462			
Adjusted Cost	= 182,430	Value Per SqFt		76.87			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	75,402		
Lot Value	45,060		
Indicated Value	120,462	76.87	Per SqFt
Agland Value			
Site Improvements			
Total Value	120,462	76.87	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	4,576.55		4,577
PRCH	SLAB PORCH - COVERED	44066	9x4		36	21.18		762
PATO	SLAB PORCH - OPEN	44067	12x6		72	10.24		737



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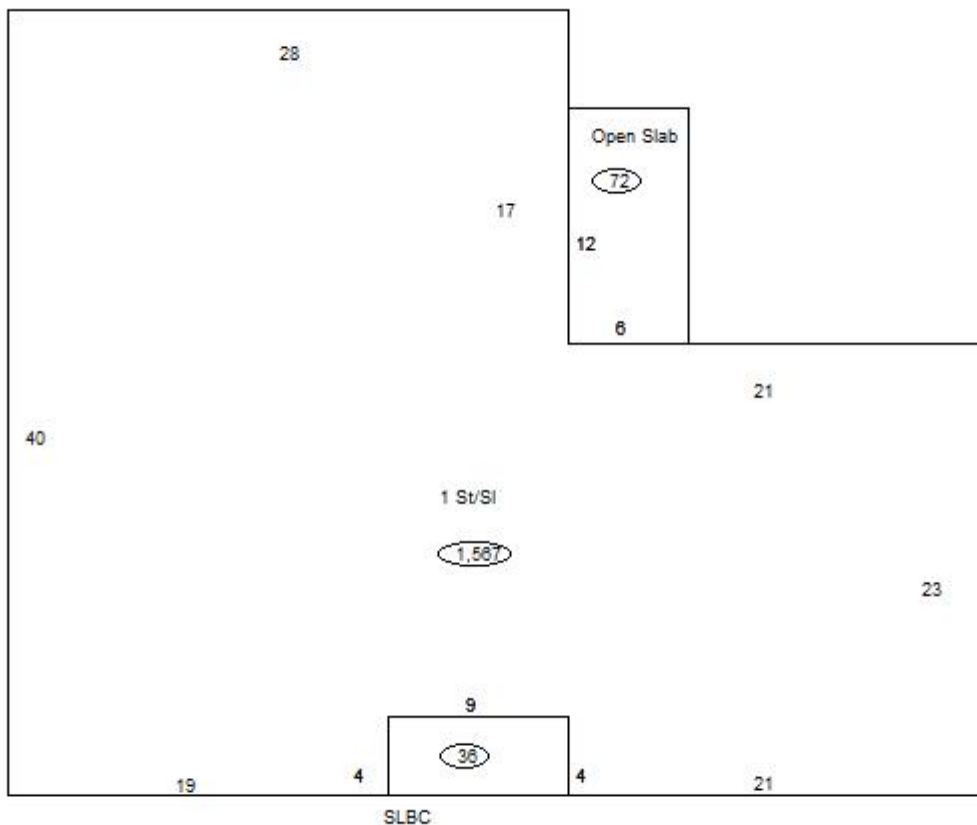
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Sketch Image

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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	1,567	1.000	1,567
2	M	PRCH		10	SLBC	36	1.000	36
3	M	PATO		10	Open Slab	72	1.000	72
Total Building Area						1,567		1,567



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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)				