



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 660018253 Parcel ID 000000-00-0-10400-001-0019 Cadastral ID 20-21-16-03190 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 333269 HULL, FREDDIE R & VICTORIA L FROST 1711 S CHEROKEE AVE CLAREMORE OK 74019-0000 Parcel Location Situs 01711 S CHEROKEE AVE Subdivision SOUTH POINTE Lot/Block 0019 / 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 (269)\IMG_0001.JPG 9/14/2023</p>														
Legal Description Lat/Long: 36.29184190 -95.61672231																			
LOT 19 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"> </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		/	BROWN, RYAN	12/30/2020	125,000	YES										
					/	TAYLOR, JOHN	12/21/2018	88,000	YES										
					1887/817	US BANK NATL ASSOC	07/06/2007	75,000	YES										
					1866/158	MILLER, RANDALL L &	04/25/2007	0	10										
					933/210	SAMPLEY, DONALD D &	10/21/1993	56,500	Yes										
					816/737			60,500	No										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax										
Remove Cap	2021		Land Value 43,378	20,510	11%	2,256	Assessed	12,724	1,176.08										
Year Frozen	0		Improvements 96,391	95,160		10,468	Penalty	0											
Uncapped Value	0		Mobile Home 0	0		0	Exemption	0	0.00										
TIF Project ID	0		Total Value 139,769	115,670		12,724	Total Taxable	12,724	1,176.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660018253	HULL, FREDDIE R &			17	137,066	0	12,118	1,120.00										
2024	2024-660018253	HULL, FREDDIE R &			17	139,760	0	11,541	1,067.00										
2023	2023-660018253	HULL, FREDDIE R &			17	125,000	0	10,991	1,007.00										
2022	2022-660018253	HULL, FREDDIE R &			17	95,163	0	10,468	969.00										
2021	2021-660018253	HULL, FREDDIE R &			17	103,546	0	11,390	1,006.00										
2020	2020-660018253	BROWN, RYAN & MANDY			17	90,212	0	9,923	909.00										
2019	2019-660018253	BROWN, RYAN & MANDY			17	90,227	0	9,925	919.00										
2018	2018-660018253	TAYLOR, JOHN			17	100,833	1000	10,092	933.00										
2017	2017-660018253	TAYLOR, JOHN			17	100,004	1000	10,000	918.00										
2016	2016-660018253	TAYLOR, JOHN			17	97,459	1000	9,720	912.00										
2015	2015-660018253	TAYLOR, JOHN			17	96,033	1000	9,428	850.00										
2014	2014-660018253	TAYLOR, JOHN			17	97,874	1000	9,125	846.00										
2013	2013-660018253	TAYLOR, JOHN			17	92,257	1000	8,830	808.00										



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Lot Data	Square-Foot - NBHD 1166 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	0.1673	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	7,289.00 x 5.95 = 43,378	
Factor Value		
Adjustments	1.0000	
Lot Value	43,378	

Residential Data	
Type	1 Single Family Residence
Condition	2 - Fair
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	50% Veneer, Masonry 50% Frame, Siding, Wood
Base/Total Area	1,190 / 1,190
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,190
Fixture/RghIn	20 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	400 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1986 / 40

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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	141,375	118.80	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	144,030		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	103.84	Total Misc Impr	+	7,401			
Roofing Adj	+ 4.56	Garage Cost	+	11,700			
Subfloor Adj	+ -1.16	Total RCN	=	185,368			
Heat/Cool Adj	+ 11.47	Depreciation (48%)	-	88,977			
Plumbing Adj	+ 21.01	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	96,391			
Adj Base Cost	= 139.72	Lot Value	+	43,378			
Total Area	x 1,190	Indicated Value	=	139,769			
Adjusted Cost	= 166,267	Value Per SqFt		117.45			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	96,391		
Lot Value	43,378		
Indicated Value	139,769	117.45	Per SqFt
Agland Value			
Site Improvements			
Total Value	139,769	117.45	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	44070	6x4		24	24.19		581
PATO	SLAB PORCH - OPEN	44071	14x12		168	10.26		1,724



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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	1,190	1.000	1,190
2	G	1		10	Attached Garage	400	1.000	400
3	M	PRCH		10	SLBC	24	1.000	24
4	M	PATO		10	Open Slab	168	1.000	168
Total Building Area						1,190		1,190



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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)						