



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
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Assessment Data					Primary Image				
Account	660018274								
Parcel ID	000000-00-0-10400-002-0016								
Cadastral ID	20-21-16-03400								
Property Type	REAL - Real Property								
Property Class	URP	VI Area	1						
Tax Area	17 - CLAREMORE OT								
Name ID	310082								
HARE, SHAWN C & BARBARA J									
1706 S MUSKOGEE PL CLAREMORE OK 74019-0000									
Parcel Location									
Situs	01706 S MUSKOGEE PL								
Subdivision	SOUTH POINTE								
Lot/Block	0016 / 0002	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: 36.29213479 -95.61533630									
Building Permits									
LOT 16 BLOCK 2 SOUTH POINTE									
Exemptions									
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
HV	Veteran	Yes	999,999	18,688	2339/498	BATES, JENNIFER L	06/28/2013	135,000	YES
					2339/497	HOAGLAND, NICHOLAS S	06/28/2013	0	4
					1129/207	COOK, ROBERT K & MARILYN R	08/20/1998	87,500	Yes
					915/866		05/20/1993	8,500	Yes
					909/713	FIRST FEDERAL SAVINGS	03/25/1993	367,500	No
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax	
Remove Cap	0	Land Value	43,622	43,622	11%	4,798	Assessed	18,688	1,727.33
Year Frozen	0	Improvements	182,959	126,274		13,890	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	18,688	-1,727.00
TIF Project ID	0	Total Value	226,581	169,896		18,688	Total Taxable	0	0.00
Assessment History									
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660018274	HARE, SHAWN C &			17	225,200	18144		.00
2024	2024-660018274	HARE, SHAWN C &			17	160,144	17616		.00
2023	2023-660018274	HARE, SHAWN C &			17	158,881	17477		.00
2022	2022-660018274	HARE, SHAWN C &			17	161,074	17621		.00
2021	2021-660018274	HARE, SHAWN C			17	155,529	17108		.00
2020	2020-660018274	HARE, SHAWN C			17	152,914	16821		.00
2019	2019-660018274	HARE, SHAWN C			17	152,178	16740		.00
2018	2018-660018274	HARE, SHAWN C			17	156,767	17244		.00
2017	2017-660018274	HARE, SHAWN C			17	155,411	17095		.00
2016	2016-660018274	HARE, SHAWN C			17	151,124	16624		.00
2015	2015-660018274	HARE, SHAWN C			17	147,104	16181		.00
2014	2014-660018274	HARE, SHAWN C			17	148,379	15711		.00
2013	2013-660018274	HARE, SHAWN C			17	139,630	0	15,254	1,396.00




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Lot Data	Square-Foot - NBHD 1166 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 0.1701 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 7,411.00 x 5.89 = 43,622 Factor Value Adjustments 1.0000 Lot Value 43,622		 <p>\\tsclient\A\TOMMY DUNLAP\New folder (269)\IMG_0029.JPG 9/14/2023</p>

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	25% Veneer, Masonry 75% Frame, Siding, Wood
Base/Total Area	1,110 / 2,080
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,110
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 2.5 /
Basement Area	
Garage Type	440 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1993 / 25

GRM Approach
GRM Code Gross Rent 0.00 Indicated Value

Multiple Regression
MRA Code 1 Test Adusted R 0.8445 Indicated Value 232,537 111.80 Per SqFt

Direct Comparables
Selection Model A Adam Test Adjustment Model 1 2022 Residential Comparables 8 Indicated Value 226,410 Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	91.08	Total Misc Impr	+ 12,250				
Roofing Adj	+ 2.87	Garage Cost	+ 14,498				
Subfloor Adj	+ -1.35	Total RCN	= 265,158				
Heat/Cool Adj	+ 12.64	Depreciation (31%)	- 82,199				
Plumbing Adj	+ 9.38	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 182,959				
Adj Base Cost	= 114.62	Lot Value	+ 43,622				
Total Area	x 2,080	Indicated Value	= 226,581				
Adjusted Cost	= 238,410	Value Per SqFt	108.93				

Value Reconciliation
Selected Approach Cost Approach Improvements 182,959 Lot Value 43,622 Indicated Value 226,581 108.93 Per SqFt Agland Value Site Improvements Total Value 226,581 108.93 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	5,615.40	5,615
PRCH	SLAB PORCH - COVERED	44145		200	200	26.30	5,260
PATO	SLAB PORCH - OPEN	44146		122	122	11.27	1,375



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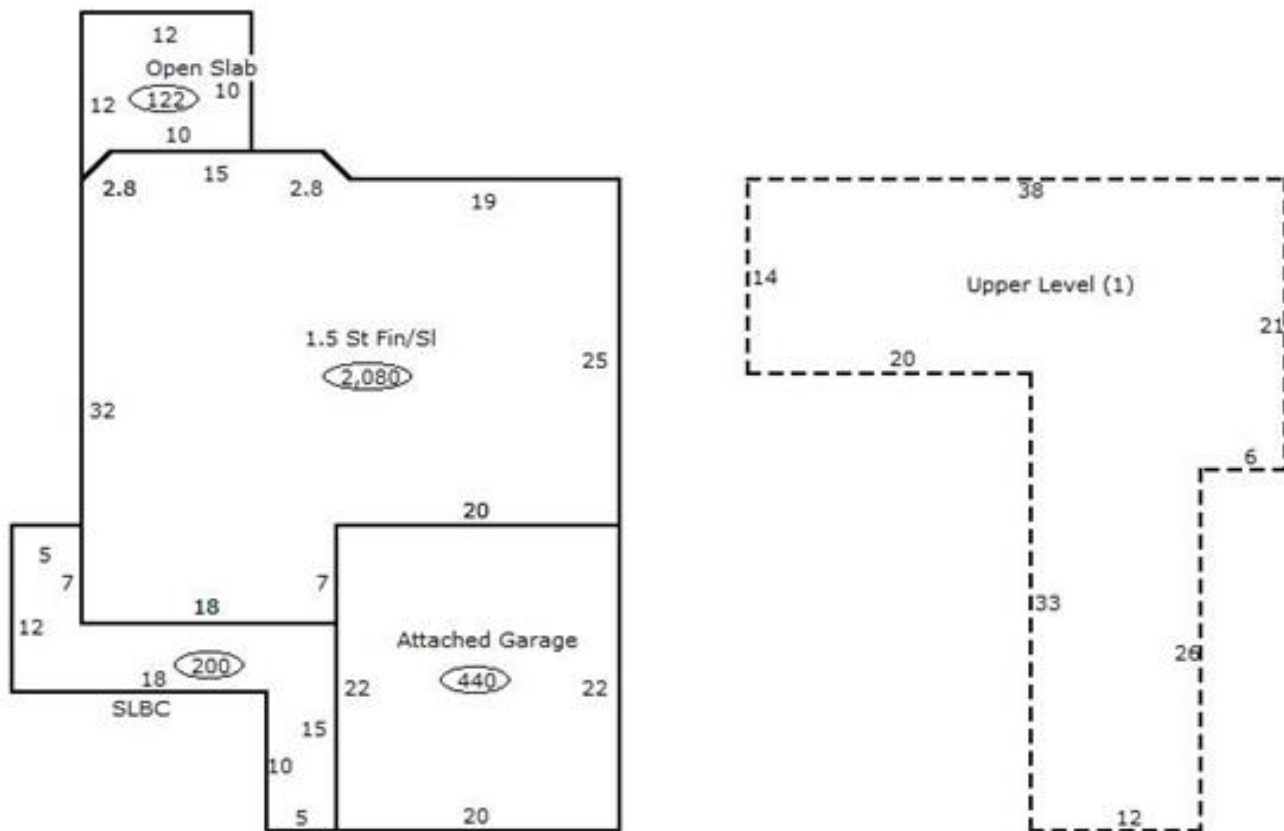
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Sketch Image

660018274



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/SI	1,110	1.874	2,080
2	G	1		13	Attached Garage	440	1.000	440
3	M	PRCH		13	SLBC	200	1.000	200
4	M	PATO		13	Open Slab	122	1.000	122
5	U	^UL		13	Upper Level (1)	970	1.000	970
Total Building Area						1,110		2,080