



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
 Time 23:32:46
 Page 1

Assessment Data					Primary Image														
Account 660018352 Parcel ID 000000-00-0-10400-006-0009 Cadastral ID 20-21-16-04270 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 335139 PLASTER, ASHLEY 2007 S CHEROKEE PL CLAREMORE OK 74019-0000 Parcel Location Situs 02007 S CHEROKEE PL Subdivision SOUTH POINTE Lot/Block 0009 / 0006 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 (272)\IMG_0033.JPG 9/19/2023</p>														
Legal Description Lat/Long: 36.28943383 -95.61758658																			
LOT 9 BLOCK 6 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> </td> <td> </td> <td> </td> <td> </td> <td> </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	Yes	1,000	1,000	/	PLASTER, ROBERT C	07/13/2021	100,000	YES										
H	Homestead	No	1,000		2536/397	CUNNINGHAM, JERRY L	03/15/2016	89,000	YES										
					1109/714	JOHNSON, RONALD GLENN &	04/24/1998	58,500	Yes										
					972/610	CARRELL, MAXINE	10/31/1994	49,500	No										
					968/261	CARRELL, JERRY L	09/15/1994	10,000	No										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax										
Remove Cap	2022		Land Value	47,178	25,948	11%	2,854	Assessed	12,020 1,111.01										
Year Frozen	0		Improvements	85,369	83,324		9,166	Penalty	0										
Uncapped Value	0		Mobile Home	0	0		0	Exemption	1,000 -92.00										
TIF Project ID	0		Total Value	132,547	109,272		12,020	Total Taxable	11,020 1,019.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660018352	PLASTER, ASHLEY			17	128,076	1000	10,670	986.00										
2024	2024-660018352	PLASTER, ASHLEY			17	136,863	1000	10,330	955.00										
2023	2023-660018352	PLASTER, ASHLEY			17	100,000	1000	10,000	916.00										
2022	2022-660018352	PLASTER, ASHLEY			17	100,000	1000	10,000	926.00										
2021	2021-660018352	PLASTER, ASHLEY			17	88,570	0	9,743	860.00										
2020	2020-660018352	PLASTER, ROBERT C			17	89,029	0	9,793	897.00										
2019	2019-660018352	PLASTER, ROBERT C			17	87,654	0	9,642	893.00										
2018	2018-660018352	PLASTER, ROBERT C			17	91,039	0	10,014	925.00										
2017	2017-660018352	PLASTER, ROBERT C			17	90,297	0	9,933	912.00										
2016	2016-660018352	PLASTER, ROBERT C			17	78,434	1000	7,275	683.00										
2015	2015-660018352	CUNNINGHAM, JERRY L			17	74,884	1000	7,034	634.00										
2014	2014-660018352	CUNNINGHAM, JERRY L			17	76,231	1000	6,800	631.00										
2013	2013-660018352	CUNNINGHAM, JERRY L			17	72,502	1000	6,573	601.00										



Rogers

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Date 04/16/2026
Time 23:32:47
Page 2

Lot Data	Square-Foot - NBHD 1166 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 0.2109 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 9,189.00 x 5.13 = 47,178 Factor Value Adjustments 1.0000 Lot Value 47,178		

Residential Data	
Type	1 Single Family Residence
Condition	2.5 - Fair
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	10% Veneer, Masonry 90% Frame, Siding, Vinyl
Base/Total Area	1,004 / 1,004
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,004
Fixture/RghIn	4 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	308 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1986 / 35

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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	121,743	121.26	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	121,710 Per SqFt

Cost Approach				Manual : 01/2025	
Base Cost	106.50	Total Misc Impr	+	15,064	
Roofing Adj	+ 4.89	Garage Cost	+	9,742	
Subfloor Adj	+ -1.28	Total RCN	=	152,445	
Heat/Cool Adj	+ 11.47	Depreciation (44%)	-	67,076	
Plumbing Adj	+ 5.55	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	85,369	
Adj Base Cost	= 127.13	Lot Value	+	47,178	
Total Area	x 1,004	Indicated Value	=	132,547	
Adjusted Cost	= 127,639	Value Per SqFt		132.02	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	85,369		
Lot Value	47,178		
Indicated Value	132,547	132.02	Per SqFt
Agland Value			
Site Improvements			
Total Value	132,547	132.02	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	44480	28x6		168	23.69		3,980
PRCH	SLAB PORCH - COVERED	44481	16x16		256	23.39		5,988



Rogers

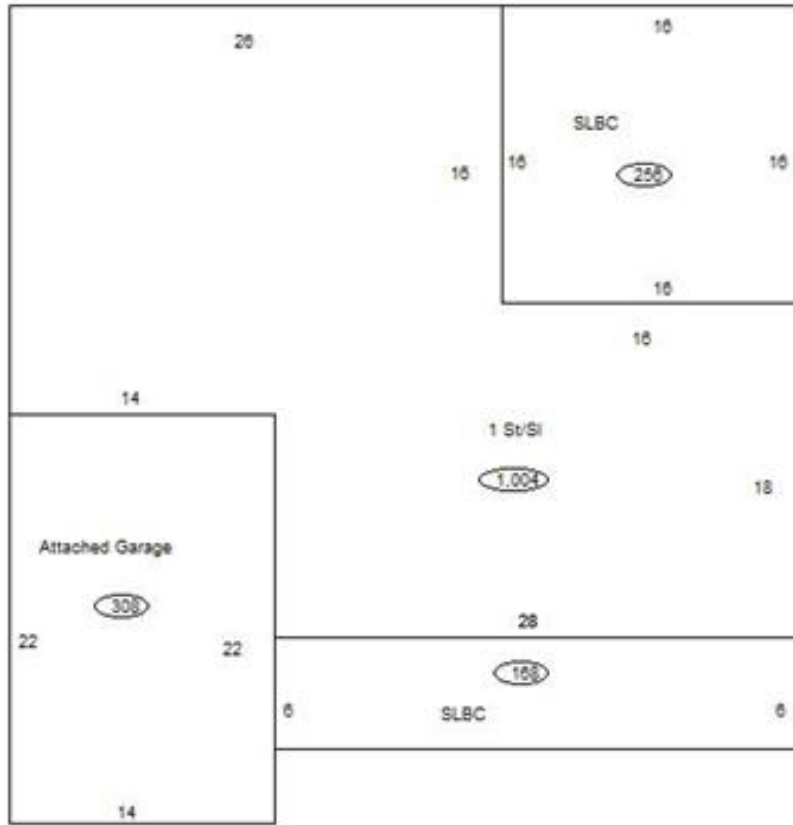
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Date 04/16/2026
 Time 23:32:47
 Page 3

Sketch Image

660018352



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,004	1.000	1,004
2	G	1		10	Attached Garage	308	1.000	308
3	M	PRCH		10	SLBC	168	1.000	168
4	M	PRCH		10	SLBC	256	1.000	256
Total Building Area						1,004		1,004



Rogers




Assessment Property Record Card for Tax Year 2026

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Date 04/16/2026
Time 23:32:47
Page 4

660018352

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)					
	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)					
	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)					