




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 660018372 Parcel ID 000000-00-0-10400-007-0001 Cadastral ID 20-21-16-04480 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 338155 ARMS, SETH & VIRGINIA 2009 S MISSOURI CT CLAREMORE OK 74019-0000 Parcel Location Situs 02009 MISSOURI CT Subdivision SOUTH POINTE Lot/Block 0001 / 0007 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_0016.JPG 9/19/2023</p>																													
Legal Description Lot/Long: 36.28937469 -95.61855867																																		
LOT 1 BLOCK 7 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> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <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	No			/	STOLLER CONSULTING LLC	04/21/2022	250,000	YES																									
					/	BAILEY, BRIAN D &	09/30/2021	110,000	YES																									
					1241/189	ZUYUS, MICHAEL S &-PATRICIA L	08/07/2000	92,500	Yes																									
					1090/13	RIGGINS, JOHNNIE L &-BERTHA M	11/05/1997	82,000	Yes																									
					988/151	CROSS, DALE R &	04/24/1995	72,000	Yes																									
					802/502			60,000	No																									
Parcel Valuation																																		
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax																									
Remove Cap	2023		Land Value	51,238	51,238	11%	5,636	Assessed	26,192 2,420.93																									
Year Frozen	0		Improvements	186,869	186,869		20,556	Penalty	0																									
Uncapped Value	0		Mobile Home	0	0		0	Exemption	0 0.00																									
TIF Project ID	0		Total Value	238,107	238,107		26,192	Total Taxable	26,192 2,421.00																									
Assessment History																																		
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																									
2025	2025-660018372	ARMS, SETH & VIRGINIA			17	235,514	0	25,906	2,394.00																									
2024	2024-660018372	ARMS, SETH & VIRGINIA			17	250,000	0	27,500	2,542.00																									
2023	2023-660018372	ARMS, SETH & VIRGINIA			17	250,000	0	27,500	2,519.00																									
2022	2022-660018372	ARMS, SETH & VIRGINIA			17	110,000	0	12,100	1,120.00																									
2021	2021-660018372	BAILEY, BRIAN D &			17	126,219	1000	12,884	1,138.00																									
2020	2020-660018372	BAILEY, BRIAN D &			17	124,124	1000	12,654	1,159.00																									
2019	2019-660018372	BAILEY, BRIAN D &			17	124,962	1000	12,746	1,181.00																									
2018	2018-660018372	BAILEY, BRIAN D &			17	128,837	1000	13,172	1,217.00																									
2017	2017-660018372	BAILEY, BRIAN D &			17	127,788	1000	13,057	1,199.00																									
2016	2016-660018372	BAILEY, BRIAN D &			17	124,366	1000	12,680	1,190.00																									
2015	2015-660018372	BAILEY, BRIAN D &			17	131,825	1000	13,226	1,193.00																									
2014	2014-660018372	BAILEY, BRIAN D &			17	132,944	1000	12,812	1,188.00																									
2013	2013-660018372	BAILEY, BRIAN D &			17	125,409	1000	12,410	1,136.00																									



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Lot Data	Square-Foot - NBHD 1166 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	0.2239	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	9,754.00 x 4.95 = 48,308	
Factor Value		
Adjustments	1.0607	
Lot Value	51,238	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	15% Veneer, Masonry 85% Frame, Siding, Wood
Base/Total Area	1,029 / 1,853
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,029
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	462 Attached Garage - Unfinished
Remodel	RMA -
Year/Eff Age	1989 / 17



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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	213,437	115.18	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	1		
Indicated Value	250,010		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	86.47	Total Misc Impr	+	11,261			
Roofing Adj	+ 2.86	Garage Cost	+	15,015			
Subfloor Adj	+ -1.35	Total RCN	=	228,234			
Heat/Cool Adj	+ 12.64	Depreciation (19%)	-	43,364			
Plumbing Adj	+ 8.37	Lump Sums	+	1,999			
Basement Adj	+ 0.00	RCNLD	=	186,869			
Adj Base Cost	= 108.99	Lot Value	+	51,238			
Total Area	x 1,853	Indicated Value	=	238,107			
Adjusted Cost	= 201,958	Value Per SqFt		128.50			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	186,869		
Lot Value	51,238		
Indicated Value	238,107	128.50	Per SqFt
Agland Value			
Site Improvements			
Total Value	238,107	128.50	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	44562		215	215	26.26		5,646
WODO	WOOD DECK - OPEN	44563	27x10		270	18.51	60%	1,999



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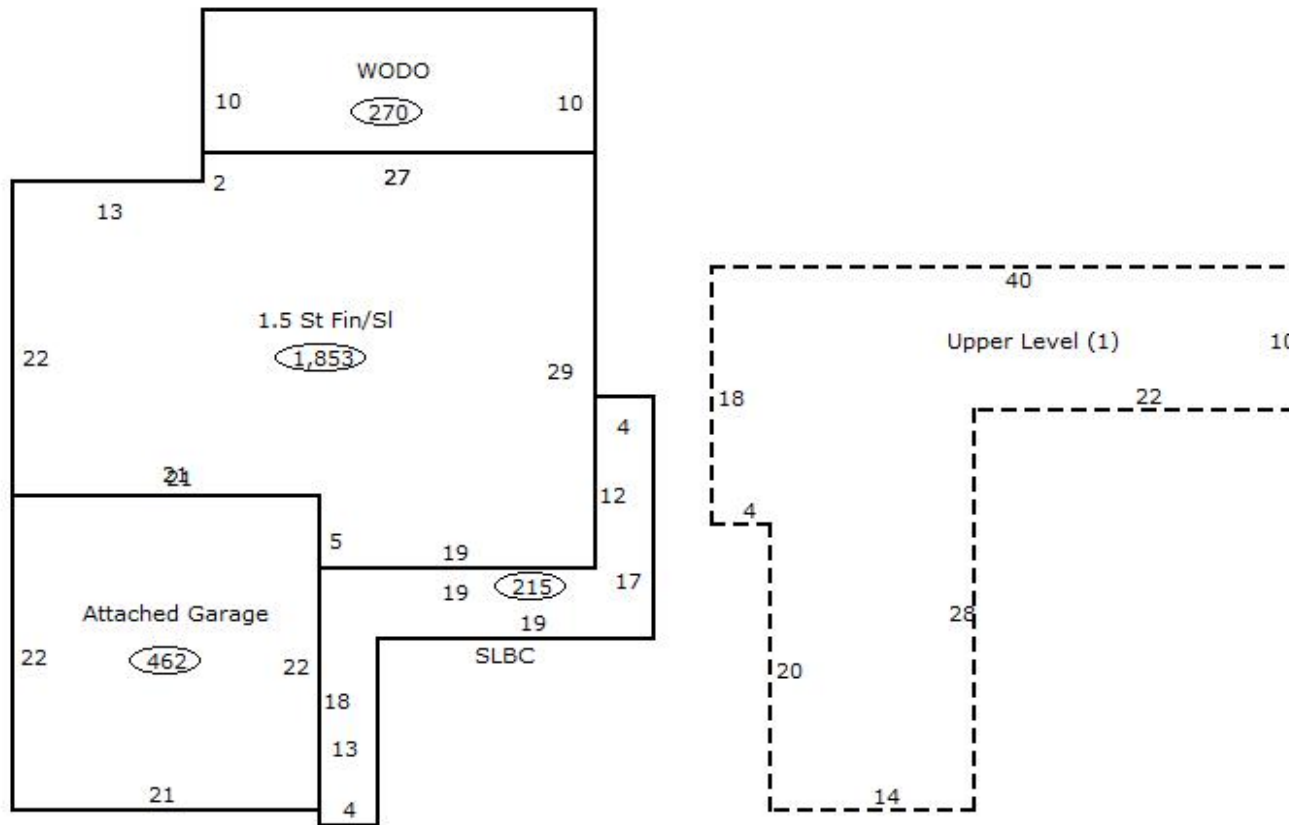
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/Sl	1,029	1.801	1,853
2	G	1		13	Attached Garage	462	1.000	462
3	M	PRCH		13	SLBC	215	1.000	215
4	M	WODO		13	WODO	270	1.000	270
5	U	^UL		13	Upper Level (1)	824	1.000	824
Total Building Area						1,029		1,853



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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)						