



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 660018432 Parcel ID 000000-00-0-10400-009-0043 Cadastral ID 20-21-16-05080 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 265597 NEAL, PATSY J 706 W 17TH ST S CLAREMORE OK 74019-6947 Parcel Location Situs 00706 W 17TH ST S Subdivision SOUTH POINTE Lot/Block 0043 / 0009 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 (268)\IMG_0027.JPG 9/13/2023</p>																																																	
Legal Description Lot/Long: 36.29264950 -95.61932470																																																						
LOT 43 BLOCK 9 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																																								
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Exemptions					Sale History																																																	
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code																																													
H	Homestead	Yes	1,000	1,000	1063/163	MEISINGER, COLE A & DARLA-A	04/29/1997	86,500	Yes																																													
					982/758	GILL, J CHAD &	02/27/1995	84,000	Yes																																													
					911/578		04/13/1993	78,000	No																																													
					909/713	FIRST FEDERAL SAVINGS	03/25/1993	367,500	No																																													
Parcel Valuation					<table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>92.430</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>1998</td> <td>Land Value 48,937</td> <td>30,107</td> <td>11%</td> <td>3,312</td> <td>Assessed</td> <td>14,793</td> <td>1,367.32</td> </tr> <tr> <td>Year Frozen</td> <td>2015</td> <td>Improvements 169,645</td> <td>104,370</td> <td> </td> <td>11,481</td> <td>Penalty</td> <td>0</td> <td> </td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home 0</td> <td>0</td> <td> </td> <td>0</td> <td>Exemption</td> <td>1,000</td> <td>-92.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 218,582</td> <td>134,477</td> <td> </td> <td>14,793</td> <td>Total Taxable</td> <td>13,793</td> <td>1,275.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax	Remove Cap	1998	Land Value 48,937	30,107	11%	3,312	Assessed	14,793	1,367.32	Year Frozen	2015	Improvements 169,645	104,370		11,481	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	1,000	-92.00	TIF Project ID	0	Total Value 218,582	134,477		14,793	Total Taxable	13,793	1,275.00
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Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-660018432	NEAL, PATSY J	17	217,168	1000	13,792	1,275.00																																															
2024	2024-660018432	NEAL, PATSY J	17	223,261	1000	13,792	1,275.00																																															
2023	2023-660018432	NEAL, HAROLD C &	17	148,117	1000	13,792	1,263.00																																															
2022	2022-660018432	NEAL, HAROLD C &	17	150,216	1000	13,792	1,277.00																																															
2021	2021-660018432	NEAL, HAROLD C &	17	142,561	1000	13,792	1,218.00																																															
2020	2020-660018432	NEAL, HAROLD C &	17	140,164	1000	13,792	1,263.00																																															
2019	2019-660018432	NEAL, HAROLD C &	17	139,780	1000	13,792	1,277.00																																															
2018	2018-660018432	NEAL, HAROLD C &	17	144,036	1000	13,793	1,274.00																																															
2017	2017-660018432	NEAL, HAROLD C &	17	142,797	1000	13,793	1,267.00																																															
2016	2016-660018432	NEAL, HAROLD C &	17	138,969	1000	13,793	1,295.00																																															
2015	2015-660018432	NEAL, HAROLD C &	17	134,477	1000	13,792	1,244.00																																															
2014	2014-660018432	NEAL, HAROLD C &	17	135,599	1000	13,434	1,246.00																																															
2013	2013-660018432	NEAL, HAROLD C &	17	127,398	1000	13,014	1,191.00																																															



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Lot Data		Square-Foot - NBHD 1166 #1
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	0.2385	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	0
		0
Method	Square-Foot	
Base Lot Value	10,390.00 x 4.71 = 48,937	
Factor Value		
Adjustments	1.0000	
Lot Value	48,937	



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,614 / 1,614
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,614
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
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	198,233 122.82 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	190,910 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	169,645
Lot Value	48,937
Indicated Value	218,582 135.43 Per SqFt
Agland Value	
Site Improvements	
Total Value	218,582 135.43 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	112.28	Total Misc Impr	+ 10,036
Roofing Adj	+ 4.91	Garage Cost	+ 14,498
Subfloor Adj	+ -2.31	Total RCN	= 245,862
Heat/Cool Adj	+ 12.64	Depreciation (31%)	- 76,217
Plumbing Adj	+ 9.61	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 169,645
Adj Base Cost	= 137.13	Lot Value	+ 48,937
Total Area	x 1,614	Indicated Value	= 218,582
Adjusted Cost	= 221,328	Value Per SqFt	135.43

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	44821		48	48	26.78		1,285
PATO	SLAB PORCH - OPEN	44822		360	360	8.71		3,136



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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)					
	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)					