



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 660024813 Parcel ID 000000-00-0-00756-003-0001 Cadastral ID 29-21-16-04970 Property Type REAL - Real Property Property Class RRP VI Area 1 Tax Area 21 - CLAREMORE RURAL/VERD FIR Name ID 299206 SWEENEY, SHANE & NELIDA 23752 S CEDAR ST CLAREMORE OK 74017-0000 Parcel Location Situs 23752 S CEDAR ST Subdivision SOUTH RIDGE ESTATES Lot/Block 0001 / 0003 Parcel Size 1 - Lots Sec/Twn/Rng 29 / 21 / 16 / 5 Neighborhood 1121 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS					<p>\\tsclient\A\TOMMY DUNLAP\New folder (231)\IMG_0039.JPG 7/18/2023</p>																																																	
Legal Description Lat/Long: 36.26613822 -95.62431475																																																						
LOT 1 BLOCK 3 SOUTH RIDGE ESTATES					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																																													
					1984/104	RENAULT, TERRY J &	10/07/2008	132,500	YES																																													
					957/736	CAMPBELL, JAMES A	05/20/1994	85,000	Yes																																													
					928/230	DORSEY LAND DEVELOPMENT CO-IN	09/08/1993	8,500	Yes																																													
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>109.172</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>2009</td> <td>Land Value 90,360</td> <td>42,267</td> <td>11%</td> <td>4,649</td> <td>Assessed</td> <td>21,257</td> <td>2,320.67</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements 150,986</td> <td>150,986</td> <td> </td> <td>16,608</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>0</td> <td>0.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 241,346</td> <td>193,253</td> <td> </td> <td>21,257</td> <td>Total Taxable</td> <td>21,257</td> <td>2,321.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	109.172	Current Tax	Remove Cap	2009	Land Value 90,360	42,267	11%	4,649	Assessed	21,257	2,320.67	Year Frozen	0	Improvements 150,986	150,986		16,608	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00	TIF Project ID	0	Total Value 241,346	193,253		21,257	Total Taxable	21,257	2,321.00
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Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-660024813	SWEENEY, SHANE &	21	242,518	0	20,245	2,210.00																																															
2024	2024-660024813	SWEENEY, SHANE &	21	257,447	0	19,282	1,981.00																																															
2023	2023-660024813	SWEENEY, SHANE &	21	166,940	0	18,363	1,871.00																																															
2022	2022-660024813	SWEENEY, SHANE &	21	165,131	0	18,164	1,868.00																																															
2021	2021-660024813	SWEENEY, SHANE &	21	157,936	0	17,373	1,713.00																																															
2020	2020-660024813	SWEENEY, SHANE &	21	155,480	0	17,103	1,742.00																																															
2019	2019-660024813	SWEENEY, SHANE &	21	149,466	0	16,441	1,692.00																																															
2018	2018-660024813	SWEENEY, SHANE &	21	154,537	0	16,999	1,746.00																																															
2017	2017-660024813	SWEENEY, SHANE &	21	153,333	0	16,867	1,721.00																																															
2016	2016-660024813	SWEENEY, SHANE &	21	149,527	0	16,448	1,711.00																																															
2015	2015-660024813	SWEENEY, SHANE &	21	147,780	0	16,256	1,631.00																																															
2014	2014-660024813	SWEENEY, SHANE &	21	148,929	0	15,929	1,641.00																																															
2013	2013-660024813	SWEENEY, SHANE &	21	140,699	0	15,170	1,544.00																																															



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Lot Data	Square-Foot - NBHD 1121 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 1.0744 Topography Street Access Utilities Amenities LAND QUALITY 0 1/2 LOT 0 Method Square-Foot Base Lot Value 46,800.00 x 1.93 = 90,360 Factor Value Adjustments 1.0000 Lot Value 90,360		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	20% Veneer, Masonry 80% Frame, Siding, Wood
Base/Total Area	1,503 / 1,503
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,503
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 3.0 /
Basement Area	
Garage Type	528 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1993 / 25

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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	179,485	119.42	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	2
Indicated Value	243,520 Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	99.75	Total Misc Impr	+	24,507			
Roofing Adj	+ 4.51	Garage Cost	+	14,325			
Subfloor Adj	+ -1.15	Total RCN	=	228,766			
Heat/Cool Adj	+ 11.47	Depreciation (34%)	-	77,780			
Plumbing Adj	+ 11.79	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	150,986			
Adj Base Cost	= 126.37	Lot Value	+	90,360			
Total Area	x 1,503	Indicated Value	=	241,346			
Adjusted Cost	= 189,934	Value Per SqFt		160.58			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	150,986		
Lot Value	90,360		
Indicated Value	241,346	160.58	Per SqFt
Agland Value			
Site Improvements			
Total Value	241,346	160.58	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
EPSW	ENCLOSED PORCH - SOLID WALL	60835	24x10		240	61.62		14,789
PRCH	SLAB PORCH - COVERED	60836	28x7		196	23.58		4,622



Rogers

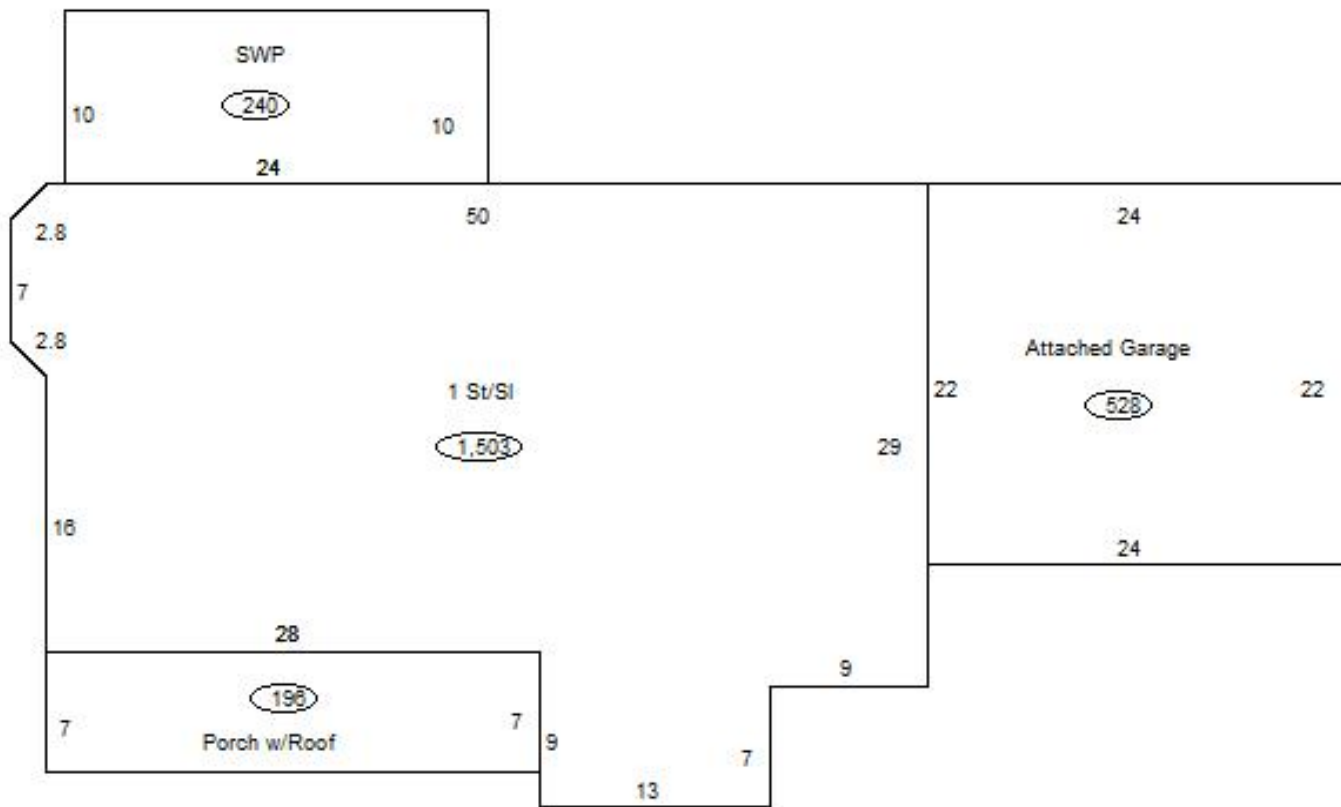
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,503	1.000	1,503
2	G	1		13	Attached Garage	528	1.000	528
3	M	EPSW		13	EPSW	240	1.000	240
4	M	PRCH		13	SLBC	196	1.000	196
Total Building Area						1,503		1,503



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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		Cond	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (4.68 x)					