



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 660024841 Parcel ID 000000-00-0-00756-004-0013 Cadastral ID 29-21-16-05250 Property Type REAL - Real Property Property Class RRP VI Area 1 Tax Area 21 - CLAREMORE RURAL/VERD FIR Name ID 315884 EVANS, CRAIG & ARACELI 23729 S SOUTHVIEW DR CLAREMORE OK 74017-0000 Parcel Location Situs 23729 S SOUTHVIEW DR Subdivision SOUTH RIDGE ESTATES Lot/Block 0013 / 0004 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 (238)\IMG_0016.JPG 7/28/2023</p>														
Legal Description Lot/Long: 36.26779513 -95.62690641																			
LOT 13 BLOCK 4 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>6466</td> <td>NEW HOME</td> <td>10/2000</td> <td>11/2001</td> <td>85,500</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	6466	NEW HOME	10/2000	11/2001	85,500
Number	Description	Opened	Closed	Amount															
6466	NEW HOME	10/2000	11/2001	85,500															
Exemptions					Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
H	Homestead	Yes	1,000	1,000	2491/517	FUHS, DONALD ROBERT &	08/05/2015	170,000	YES										
H	Homestead	No	1,000		1760/151	DAVIS, LARRY K &	03/16/2006	147,000	YES										
					1498/79	JONES, TOMMY L & KATHY A	06/25/2003	145,000	YES										
					1271/94	J D BASLER & ASSOCIATES-INC	02/15/2001	131,500	Yes										
					1258/71	VREX LLC	11/20/2000	0	No										
					1252/588	YORK, DICK CO-TRUSTEE &-JIM SEIF	09/05/2000	0	No										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	109.172	Current Tax										
Remove Cap	2016	Land Value	87,164	33,187	11%	3,651	Assessed	23,405	2,555.17										
Year Frozen	2007	Improvements	209,057	179,590		19,754	Penalty	0											
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-92.00										
TIF Project ID	0	Total Value	296,221	212,777		23,405	Total Taxable	22,405	2,463.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660024841	EVANS, CRAIG & ARACELI			21	287,184	1000	21,723	2,388.00										
2024	2024-660024841	EVANS, CRAIG & ARACELI			21	300,016	1000	21,062	2,174.00										
2023	2023-660024841	EVANS, CRAIG & ARACELI			21	204,870	1000	20,420	2,091.00										
2022	2022-660024841	EVANS, CRAIG & ARACELI			21	208,395	1000	19,796	2,047.00										
2021	2021-660024841	EVANS, CRAIG & ARACELI			21	183,546	1000	19,190	1,902.00										
2020	2020-660024841	EVANS, CRAIG & ARACELI			21	180,759	1000	18,772	1,923.00										
2019	2019-660024841	EVANS, CRAIG & ARACELI			21	174,507	1000	18,196	1,883.00										
2018	2018-660024841	EVANS, CRAIG & ARACELI			21	177,406	1000	18,515	1,912.00										
2017	2017-660024841	EVANS, CRAIG & ARACELI			21	176,034	1000	18,364	1,884.00										
2016	2016-660024841	EVANS, CRAIG & ARACELI			21	171,803	0	18,898	1,966.00										
2015	2015-660024841	EVANS, CRAIG & ARACELI			21	171,417	1000	14,976	1,513.00										
2014	2014-660024841	FUHS, DONALD ROBERT &			21	172,832	1000	14,976	1,554.00										
2013	2013-660024841	FUHS, DONALD ROBERT &			21	162,614	1000	14,976	1,535.00										



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Lot Data		Square-Foot - NBHD 1121 #1
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	1.001	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	0
	1/2 LOT	0
Method	Square-Foot	
Base Lot Value	43,604.00 x 2.00 = 87,164	
Factor Value		
Adjustments	1.0000	
Lot Value	87,164	



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	75% Frame, Siding, Vinyl 25% Veneer, Masonry
Base/Total Area	1,851 / 1,851
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,851
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.5 /
Basement Area	
Garage Type	420 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2001 / 19

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adjusted R	0.8445
Indicated Value	239,881 129.60 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	4
Indicated Value	253,240 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	192,657
Lot Value	87,164
Indicated Value	279,821 151.17 Per SqFt
Agland Value	
Site Improvements	16,400
Total Value	296,221 160.03 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	102.48	Total Misc Impr	+ 12,622
Roofing Adj	+ 4.78	Garage Cost	+ 14,049
Subfloor Adj	+ -2.28	Total RCN	= 263,914
Heat/Cool Adj	+ 12.64	Depreciation (27%)	- 71,257
Plumbing Adj	+ 10.55	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 192,657
Adj Base Cost	= 128.17	Lot Value	+ 87,164
Total Area	x 1,851	Indicated Value	= 279,821
Adjusted Cost	= 237,243	Value Per SqFt	151.17

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
SHLT	STORM SHELTER	0		1	2019	1	0.00	
PRCH	SLAB PORCH - COVERED	60957	7x6		42	26.80		1,126
SUN	Sunroom	60958	159		159	25.00		3,975
PATO	SLAB PORCH - OPEN	124963	177		177	10.77		1,906



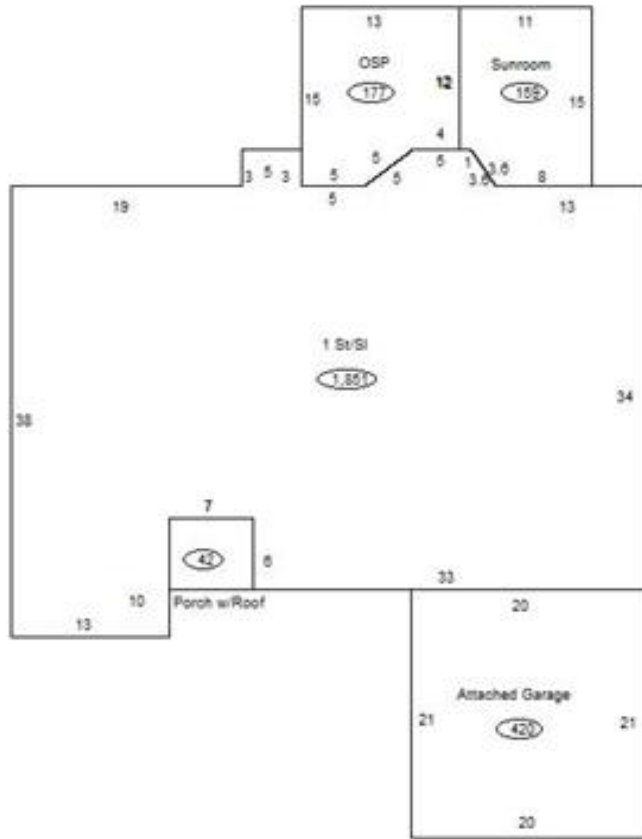
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Sketch Image

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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	1,851	1.000	1,851
2	G	1		13	Attached Garage	420	1.000	420
3	M	PRCH		13	SLBC	42	1.000	42
4	M	SUN		13	Sunroom	159	1.000	159
5	M	PATO		13	Open Slab	177	1.000	177
Total Building Area						1,851		1,851



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	24x24x0			576
	Qual 2	Cond 3	Year 2015	Eff Age 8		
	Valuation Summary		Modifier Total	RCN	Depr (5% Phys/ % Func)	RCNLD
	Base Cost (29.97 x 576)		17,263	17,263	863	16,400
	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)					