



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 660024843 Parcel ID 000000-00-0-00756-004-0015 Cadastral ID 29-21-16-05270 Property Type REAL - Real Property Property Class RRP VI Area 1 Tax Area 21 - CLAREMORE RURAL/VERD FIR Name ID 282497 WALLACE, REBECCA L & MARK A 23769 S SOUTHVIEW DR CLAREMORE OK 74019-0000																																																						
Parcel Location Situs 23769 S SOUTHVIEW DR Subdivision SOUTH RIDGE ESTATES Lot/Block 0015 / 0004 Parcel Size 1 - Lots Sec/Twn/Rng 29 / 21 / 16 / 5 Neighborhood 1121 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS																																																						
Legal Description Lot/Long: 36.26669096 -95.62693707					Building Permits																																																	
LOT 15 BLOCK 4 SOUTH RIDGE ESTATES					<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	1472/292	MARTIN, DEREK SAMUEL &	04/24/2003	117,000	YES																																													
					960/68	DORSEY, DAVID L	06/15/1994	12,000	No																																													
					960/67	WATSON, JERRY D & BEVERLY-J	06/10/1994	0	No																																													
					908/639	DORSEY LAND DEVELOPMENT CO-INC	03/16/1993	0	No																																													
					904/417	DORSEY LAND DEVELOPMENT CO-INC	01/11/1993	12,000	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>109.172</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>2004</td> <td>Land Value 90,866</td> <td>33,773</td> <td>11%</td> <td>3,715</td> <td>Assessed</td> <td>22,110</td> <td>2,413.79</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements 177,863</td> <td>167,223</td> <td> </td> <td>18,395</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 268,729</td> <td>200,996</td> <td> </td> <td>22,110</td> <td>Total Taxable</td> <td>21,110</td> <td>2,322.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	109.172	Current Tax	Remove Cap	2004	Land Value 90,866	33,773	11%	3,715	Assessed	22,110	2,413.79	Year Frozen	0	Improvements 177,863	167,223		18,395	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	1,000	-92.00	TIF Project ID	0	Total Value 268,729	200,996		22,110	Total Taxable	21,110	2,322.00
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Assessment History																																																						
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-660024843	WALLACE, REBECCA L &	21	264,369	1000	20,466	2,251.00																																															
2024	2024-660024843	WALLACE, REBECCA L &	21	274,422	1000	19,841	2,049.00																																															
2023	2023-660024843	WALLACE, REBECCA L &	21	183,941	1000	19,234	1,970.00																																															
2022	2022-660024843	WALLACE, REBECCA L &	21	188,091	1000	18,671	1,931.00																																															
2021	2021-660024843	WALLACE, REBECCA L &	21	173,622	1000	18,098	1,795.00																																															
2020	2020-660024843	WALLACE, REBECCA L &	21	170,883	1000	17,599	1,804.00																																															
2019	2019-660024843	WALLACE, REBECCA L &	21	164,154	1000	17,057	1,766.00																																															
2018	2018-660024843	WALLACE, REBECCA L &	21	168,395	1000	17,523	1,810.00																																															
2017	2017-660024843	WALLACE, REBECCA L &	21	167,057	1000	17,331	1,779.00																																															
2016	2016-660024843	WALLACE, REBECCA L &	21	162,780	1000	16,797	1,757.00																																															
2015	2015-660024843	WALLACE, REBECCA L &	21	159,243	1000	16,279	1,644.00																																															
2014	2014-660024843	WALLACE, REBECCA L &	21	160,453	1000	15,776	1,636.00																																															
2013	2013-660024843	WALLACE, REBECCA L &	21	151,684	1000	15,287	1,567.00																																															




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Lot Data	Square-Foot - NBHD 1121 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 1.086 Topography Street Access Utilities Amenities LAND QUALITY 0 1/2 LOT 0 Method Square-Foot Base Lot Value 47,306.00 x 1.92 = 90,866 Factor Value Adjustments 1.0000 Lot Value 90,866		 <p>\\tsclient\A\TOMMY DUNLAP\New folder (237)\IMG_0056.JPG 7/27/2023</p>

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	20% Veneer, Masonry 80% Frame, Siding, Wood
Base/Total Area	1,628 / 1,628
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,628
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	625 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1995 / 23

Cost Approach				Manual : 01/2025			
Base Cost	105.20	Total Misc Impr	+ 16,469	Roofing Adj	+ 4.90	Garage Cost	+ 18,988
Subfloor Adj	+ -2.31	Total RCN	= 247,032	Heat/Cool Adj	+ 12.64	Depreciation (28%)	- 69,169
Plumbing Adj	+ 9.53	Lump Sums	+ 0	Basement Adj	+ 0.00	RCNLD	= 177,863
Adj Base Cost	= 129.96	Lot Value	+ 90,866	Total Area	x 1,628	Indicated Value	= 268,729
		Value Per SqFt	165.07	Adjusted Cost	= 211,575		

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	218,073	133.95	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	4		
Indicated Value	247,570		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	177,863		
Lot Value	90,866		
Indicated Value	268,729	165.07	Per SqFt
Agland Value			
Site Improvements			
Total Value	268,729	165.07	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	60965		224	224	26.23		5,876
PRCH	SLAB PORCH - COVERED	60966		27x7	189	26.34		4,978



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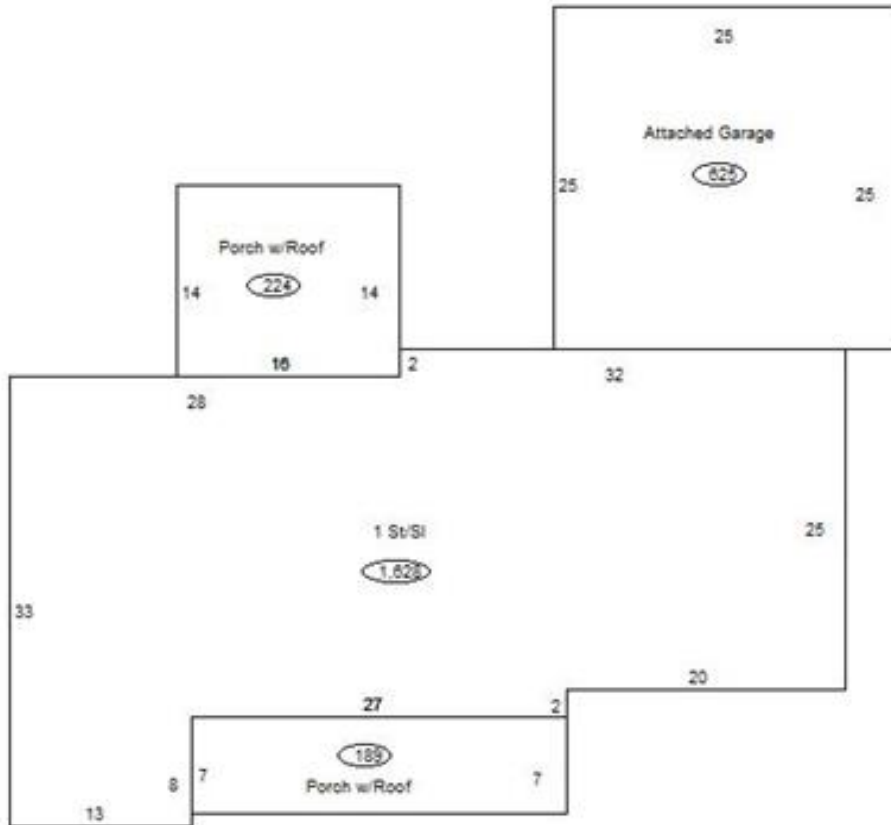
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,628	1.000	1,628
2	G	1		13	Attached Garage	625	1.000	625
3	M	PRCH		13	SLBC	224	1.000	224
4	M	PRCH		13	SLBC	189	1.000	189
Total Building Area						1,628		1,628



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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)				