



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 660025809 Parcel ID 000000-00-0-00846-002-0003 Cadastral ID 30-21-16-03070 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 85 - CLRM SD-VERD TOWN/FIRE Name ID 98114 PARKHURST, MARY ANN REVOCABLE TRUST 10643 E DOGWOOD CT CLAREMORE OK 74019-0000 Parcel Location Situs 10643 DOGWOOD CT Subdivision TWIN OAKS ESTATES Lot/Block 0003 / 0002 Parcel Size 1 - Lots Sec/Twn/Rng 30 / 21 / 16 / 5 Neighborhood 1113 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS																			
Legal Description Lot/Long: 36.27585684 -95.64014670										Building Permits									
Legal Description LOT 3 BLOCK 2 TWIN OAKS 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					
Number	Description	Opened	Closed	Amount															
Exemptions					Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
H	Homestead	Yes	1,000	1,000	817/590				0 No										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	109.172	Current Tax										
Remove Cap	0		Land Value 70,514	31,513	11%	3,466	Assessed	10,870	1,186.70										
Year Frozen	2005		Improvements 150,608	67,308		7,404	Penalty	0											
Uncapped Value	0		Mobile Home 0	0		0	Exemption	1,000	-92.00										
TIF Project ID	0		Total Value 221,122	98,821		10,870	Total Taxable	9,870	1,095.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660025809	PARKHURST, MARY ANN			85	219,259	1000	9,870	1,094.00										
2024	2024-660025809	PARKHURST, MARY ANN			85	229,757	1000	9,871	1,024.00										
2023	2023-660025809	PARKHURST, MARY ANN			85	181,512	1000	9,871	1,016.00										
2022	2022-660025809	PARKHURST, MARY ANN			85	181,542	1000	9,870	1,026.00										
2021	2021-660025809	PARKHURST, MARY ANN			85	187,487	1000	9,870	984.00										
2020	2020-660025809	PARKHURST, MARY ANN			85	186,490	1000	9,871	1,016.00										
2019	2019-660025809	PARKHURST, MARY ANN			85	176,942	1000	9,871	1,026.00										
2018	2018-660025809	PARKHURST, MARY ANN			85	182,959	1000	9,870	1,024.00										
2017	2017-660025809	PARKHURST, MARY ANN			85	181,274	1000	9,870	1,017.00										
2016	2016-660025809	PARKHURST, MARY ANN			85	176,474	1000	9,870	1,037.00										
2015	2015-660025809	PARKHURST, MARY ANN			85	170,918	1000	9,870	1,001.00										
2014	2014-660025809	PARKHURST, MARY ANN			85	174,981	1000	9,871	1,027.00										
2013	2013-660025809	PARKHURST, MARY ANN			85	164,355	1000	9,870	1,015.00										



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Lot Data		Square-Foot - NBHD 1113 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	0.8094		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	35,257.00 x 2.00 = 70,514		
Factor Value			
Adjustments	1.0000		
Lot Value	70,514		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	75% Veneer, Masonry 25% Frame, Siding, Wood
Base/Total Area	1,646 / 2,547
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,646
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 3.0 /
Basement Area	
Garage Type	504 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1976 / 38

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adjusted R	0.8445
Indicated Value	225,983 88.73 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	5
Indicated Value	215,310 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	148,927
Lot Value	70,514
Indicated Value	219,441 86.16 Per SqFt
Agland Value	
Site Improvements	1,681
Total Value	221,122 86.82 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	81.78	Total Misc Impr	+ 6,907
Roofing Adj	+ 2.74	Garage Cost	+ 13,810
Subfloor Adj	+ -0.75	Total RCN	= 280,995
Heat/Cool Adj	+ 11.47	Depreciation (47%)	- 132,068
Plumbing Adj	+ 6.95	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 148,927
Adj Base Cost	= 102.19	Lot Value	+ 70,514
Total Area	x 2,547	Indicated Value	= 219,441
Adjusted Cost	= 260,278	Value Per SqFt	86.16

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
PRCH	SLAB PORCH - COVERED	63005	6x5		30	24.17		725
PATO	SLAB PORCH - OPEN	63007	10x10		100	10.86		1,086



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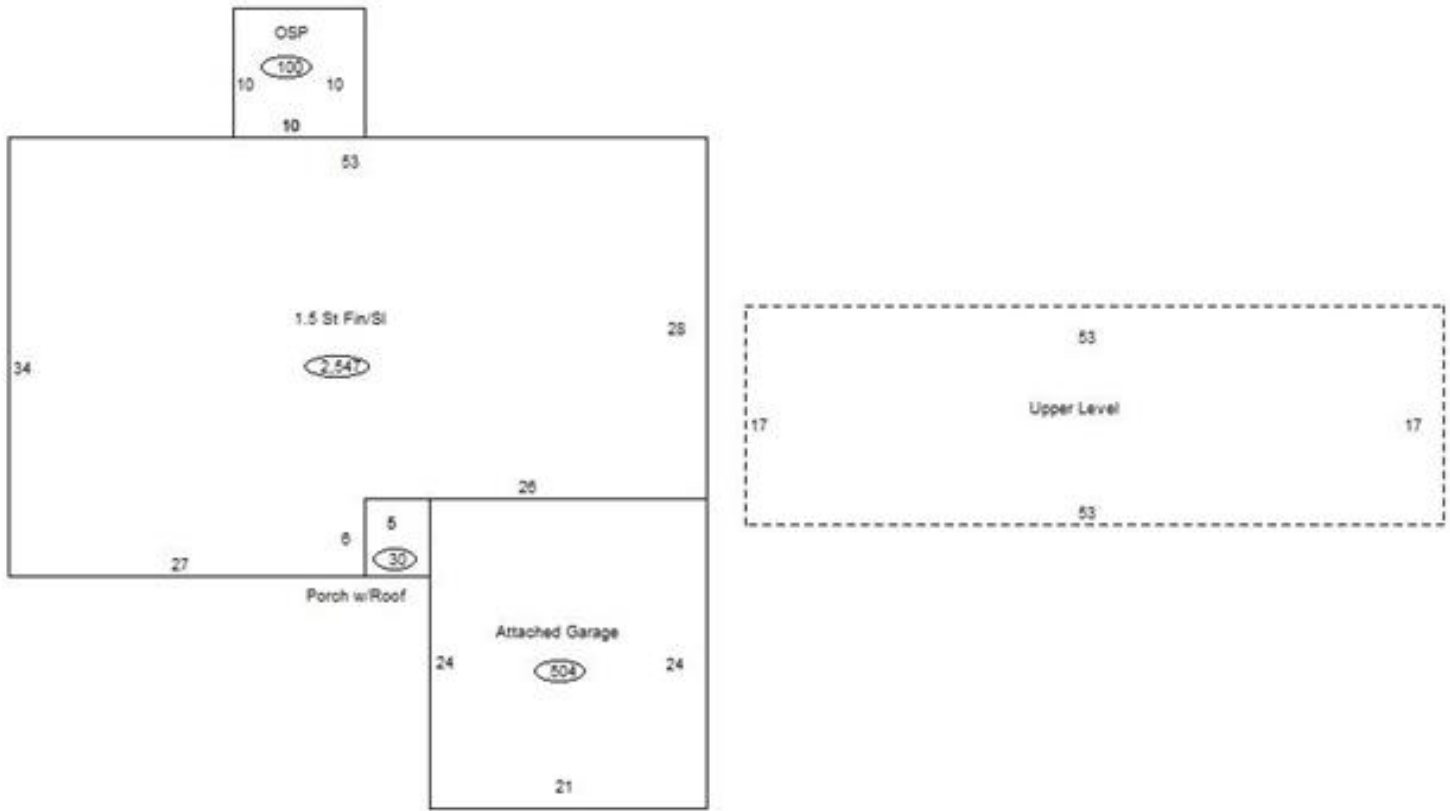
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Sketch Image

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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	1,646	1.547	2,547
2	G	1		13	Attached Garage	504	1.000	504
3	M	PRCH		13	SLBC	30	1.000	30
4	U	^UL	Overhang	13	Upper Level	901	1.000	901
5	M	PATO		13	Open Slab	100	1.000	100
Total Building Area						1,646		2,547



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STA	STG AVG	0x0x0			252
	Qual	3	Cond 3	Year	Eff Age	
Valuation Summary		Modifier Total		RCN	Depr (5% Phys/ % Func)	RCNLD
Base Cost (7.02 x 252)		1,769		1,769	88	1,681