



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 660025843 Parcel ID 000000-00-0-00846-003-0018 Cadastral ID 30-21-16-07010 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 85 - CLRM SD-VERD TOWN/FIRE Name ID 261352 TAYLOR, DOUGLAS E & BARBARA JEAN 10767 E BIRCH ST CLAREMORE OK 74019-0000 Parcel Location Situs 10767 E BIRCH ST Subdivision TWIN OAKS ESTATES Lot/Block 0018 / 0003 Parcel Size 1 - Lots Sec/Twn/Rng 30 / 21 / 16 / 5 Neighborhood 1113 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS					<p>\\tsclient\T\TOMMY DUNLAP\New folder (147)\IMG_0097.JPG 2/21/2023</p>																																																	
Legal Description Lat/Long: 36.27340497 -95.63733540																																																						
LOT 18 BLOCK 3 TWIN OAKS 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																																													
H	Homestead	Yes	1,000	1,000	997/459	BAKER, LINDA SUE (MULLER)	07/27/1995	76,000	Yes																																													
					906/728	BAKER, LINDA SUE (MULLER)	03/19/1992	0	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>0</td> <td>Land Value 50,574</td> <td>24,202</td> <td>11%</td> <td>2,662</td> <td>Assessed</td> <td>14,961</td> <td>1,633.32</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements 118,518</td> <td>111,807</td> <td> </td> <td>12,299</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 169,092</td> <td>136,009</td> <td> </td> <td>14,961</td> <td>Total Taxable</td> <td>13,961</td> <td>1,541.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	109.172	Current Tax	Remove Cap	0	Land Value 50,574	24,202	11%	2,662	Assessed	14,961	1,633.32	Year Frozen	0	Improvements 118,518	111,807		12,299	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	1,000	-92.00	TIF Project ID	0	Total Value 169,092	136,009		14,961	Total Taxable	13,961	1,541.00
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Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-660025843	TAYLOR, DOUGLAS E &	85	165,304	1000	13,526	1,493.00																																															
2024	2024-660025843	TAYLOR, DOUGLAS E &	85	173,009	1000	13,102	1,356.00																																															
2023	2023-660025843	TAYLOR, DOUGLAS E &	85	124,469	1000	12,692	1,304.00																																															
2022	2022-660025843	TAYLOR, DOUGLAS E &	85	121,998	1000	12,420	1,288.00																																															
2021	2021-660025843	TAYLOR, DOUGLAS E &	85	128,973	1000	13,187	1,310.00																																															
2020	2020-660025843	TAYLOR, DOUGLAS E &	85	126,945	1000	12,920	1,326.00																																															
2019	2019-660025843	TAYLOR, DOUGLAS E &	85	122,856	1000	12,514	1,298.00																																															
2018	2018-660025843	TAYLOR, DOUGLAS E &	85	127,998	1000	12,195	1,263.00																																															
2017	2017-660025843	TAYLOR, DOUGLAS E &	85	126,936	1000	11,811	1,215.00																																															
2016	2016-660025843	TAYLOR, DOUGLAS E &	85	123,805	1000	11,438	1,200.00																																															
2015	2015-660025843	TAYLOR, DOUGLAS E &	85	125,485	1000	11,075	1,121.00																																															
2014	2014-660025843	TAYLOR, DOUGLAS E &	85	126,563	1000	10,724	1,115.00																																															
2013	2013-660025843	TAYLOR, DOUGLAS E &	85	120,262	1000	10,382	1,067.00																																															



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Lot Data		Square-Foot - NBHD 1113 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	0.5805		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	25,287.00 x 2.00 = 50,574		
Factor Value			
Adjustments	1.0000		
Lot Value	50,574		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	75% Veneer, Masonry 25% Frame, Siding, Vinyl
Base/Total Area	1,579 / 1,579
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,579
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	546 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1975 / 38

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	169,016	107.04	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	5
Indicated Value	178,120 Per SqFt

Cost Approach				Manual : 01/2025	
Base Cost	100.99	Total Misc Impr	+	9,814	
Roofing Adj	+ 4.37	Garage Cost	+	14,704	
Subfloor Adj	+ -1.15	Total RCN	=	221,261	
Heat/Cool Adj	+ 11.47	Depreciation (47%)	-	103,993	
Plumbing Adj	+ 8.92	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	117,268	
Adj Base Cost	= 124.60	Lot Value	+	50,574	
Total Area	x 1,579	Indicated Value	=	167,842	
Adjusted Cost	= 196,743	Value Per SqFt		106.30	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	117,268		
Lot Value	50,574		
Indicated Value	167,842	106.30	Per SqFt
Agland Value			
Site Improvements	1,250		
Total Value	169,092	107.09	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
PRCH	SLAB PORCH - COVERED	63121	17x5		85	24.00		2,040
PRCH	SLAB PORCH - COVERED	63122	14x8		112	23.91		2,678



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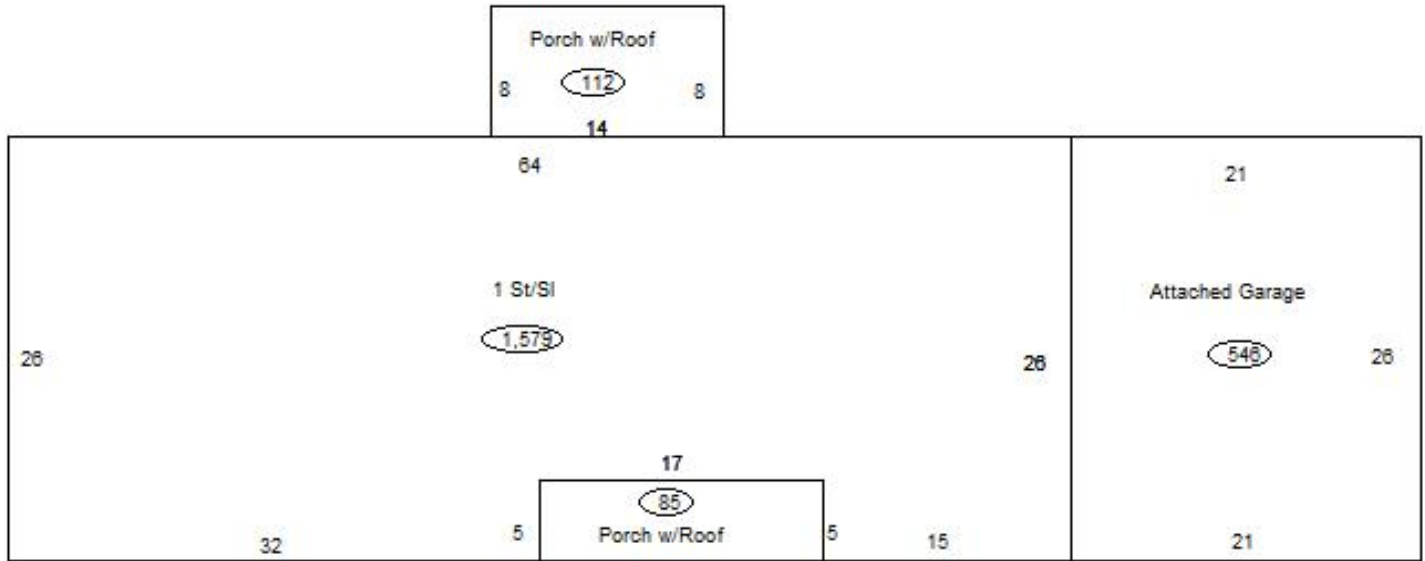
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Sketch Image

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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	1,579	1.000	1,579
2	G	1		13	Attached Garage	546	1.000	546
3	M	PRCH		13	SLBC	85	1.000	85
4	M	PRCH		13	SLBC	112	1.000	112
Total Building Area						1,579		1,579



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SV	SWIM VINYL	0x0x0			1
	Qual	3	Cond 3	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (95% Phys/ % Func)	RCNLD
	Base Cost (25,000.00 x 1)		25,000	25,000	23,750	1,250
	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)					