



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 660028469 Parcel ID 000000-00-0-00552-001-0029 Cadastral ID 33-22-17-02180 Property Type REAL - Real Property Property Class RRP VI Area 2 Tax Area 94 - SEQUOYAH/TRI-DISTRICT FI Name ID 310428 GOWETT, CAROL 18788 E OAKRIDGE DR CLAREMORE OK 74017-0000 Parcel Location Situs 18788 E OAKRIDGE DR Subdivision OAK RIDGE ESTATES Lot/Block 0029 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 33 / 22 / 17 / 5 Neighborhood 1073 - R-V02-NE SEQUOYAH School District S006 - SEQUOYAH SCHOOLS					<p>\\tsclient\TCASEY\CASEY BOOTH VISUAL INSPECTION\2020-1\ 12/28/2020</p>														
Legal Description Lat/Long: 36.34812510 -95.49430933																			
LOT 29 BLOCK 1 OAK 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										
H	Homestead	Yes	1,000	1,000	2350/478 871/603	RADLEY, JEFF (WILLIAM) & FEDERAL HOME LOAN MORTGAGE-C	08/20/2013 01/21/1992	249,000 75,000	YES No										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	98.320	Current Tax										
Remove Cap	2014	Land Value	52,983	37,164	11%	4,088	Assessed	24,686	2,427.13										
Year Frozen	2018	Improvements	266,956	187,253		20,598	Penalty	0											
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-88.00										
TIF Project ID	0	Total Value	319,939	224,417		24,686	Total Taxable	23,686	2,339.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax												
2025	2025-660028469	GOWETT, CAROL	94	309,578	1000	23,686	2,339.00												
2024	2024-660028469	GOWETT, CAROL	94	303,052	1000	23,686	2,496.00												
2023	2023-660028469	GOWETT, CAROL	94	243,786	1000	23,686	2,545.00												
2022	2022-660028469	GOWETT, CAROL	94	233,247	1000	23,686	2,569.00												
2021	2021-660028469	GOWETT, CAROL	94	224,417	1000	23,686	2,484.00												
2020	2020-660028469	GOWETT, CAROL	94	228,775	1000	23,876	2,497.00												
2019	2019-660028469	GOWETT, CAROL	94	226,141	1000	23,876	2,461.00												
2018	2018-660028469	GOWETT, CAROL	94	239,329	1000	25,326	2,637.00												
2017	2017-660028469	GOWETT, CAROL	94	237,141	1000	25,086	2,578.00												
2016	2016-660028469	GOWETT, CAROL	94	239,530	1000	25,348	2,595.00												
2015	2015-660028469	GOWETT, CAROL	94	240,978	1000	25,508	2,666.00												
2014	2014-660028469	GOWETT, CAROL	94	248,465	1000	26,331	2,702.00												
2013	2013-660028469	GOWETT, CAROL	94	277,862	0	18,152	1,829.00												



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Lot Data		Square-Foot - NBHD 1073 #1	
Lot Size			
Lot Count			
Units Buildable	13500		
Non-Ag Acres	4.3316		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	188,683.00 x .28 = 52,983		
Factor Value			
Adjustments	1.0000		
Lot Value	52,983		



\\tsclient\TCASEY\CASEY BOOTH VISUAL INSPECTION\2020-1; 12/28/2020

Residential Data	
Type	1 Single Family Residence
Condition	2 - Fair
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	50% Veneer, Stone 50% Frame, Siding, Vinyl
Base/Total Area	3,979 / 3,979
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	3,979
Fixture/RghIn	10 /
Bed/F/H Bath	4 / 2.5 /
Basement Area	
Garage Type	768 Attached Garage - Finished
Remodel	
Year/Eff Age	1974 / 52

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	425,643	106.97	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	
Indicated Value	

Cost Approach		Manual : 01/2025	
Base Cost	95.04	Total Misc Impr	+ 23,165
Roofing Adj	+ 4.21	Garage Cost	+ 28,677
Subfloor Adj	+ -1.95	Total RCN	= 503,459
Heat/Cool Adj	+ 12.64	Depreciation (57%)	- 286,972
Plumbing Adj	+ 3.56	Lump Sums	+ 7,585
Basement Adj	+ 0.00	RCNLD	= 224,072
Adj Base Cost	= 113.50	Lot Value	+ 52,983
Total Area	x 3,979	Indicated Value	= 277,055
Adjusted Cost	= 451,617	Value Per SqFt	69.63

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	224,072		
Lot Value	52,983		
Indicated Value	277,055	69.63	Per SqFt
Agland Value			
Site Improvements	42,884		
Total Value	319,939	80.41	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
CPDT	Carport - Detached	68531	22x20		440	11.36		4,998
EPSW	ENCLOSED PORCH - SOLID WALL	68532	9x8		72	70.21		5,055
PRCH	SLAB PORCH - COVERED	68533	24x12		288	26.03		7,497
WODO	WOOD DECK - OPEN	68534	640		640	16.93	30%	7,585

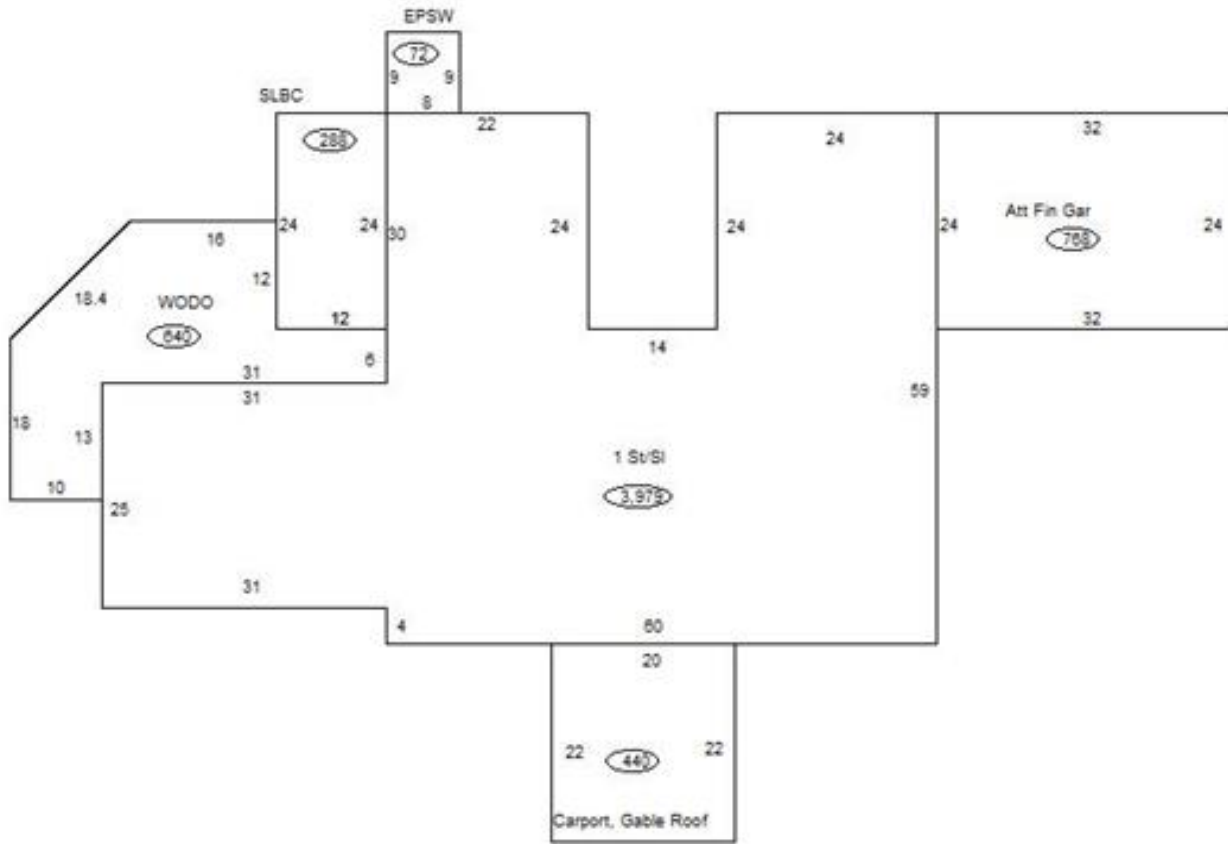


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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1 St/SI	3,979	1.000	3,979
2	G	5		20	Att Fin Gar	768	1.000	768
3	G	3		20	Carport, Gable Roof	440	1.000	440
4	M	EPSW		20	EPSW	72	1.000	72
5	M	PRCH		20	SLBC	288	1.000	288
6	M	WODO		20	WODO	640	1.000	640
Total Building Area						3,979		3,979



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	40x40x12	Concrete	Formed Metal	1,600
	Qual	3	Cond 3	Year 2010	Eff Age 12	
	Valuation Summary		Modifier Total		RCN	Depr (25% Phys/ % Func)
Base Cost (29.24 x 1,600)		46,784		46,784	11,696	35,088
	SPLG	Swimming Pool - In Ground	30x14x0	Concrete		420
	Qual	3	Cond 3	Year 2000	Eff Age 20	
	Valuation Summary		Modifier Total		RCN	Depr (65% Phys/ % Func)
Base Cost (53.03 x 420)		22,273		22,273	14,477	7,796