



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image														
<b>Account</b> 660068641 <b>Parcel ID</b> 000000-00-0-10201-001-0016 <b>Cadastral ID</b> 20-21-16-05350 <b>Property Type</b> REAL - Real Property <b>Property Class</b> URP VI Area 1 <b>Tax Area</b> 17 - CLAREMORE OT <b>Name ID</b> 297621 MEANS, TAMI L  2711 SW WOLF RUN CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 02711 SW WOLF RUN DR <b>Subdivision</b> HUNTERS TRAIL II <b>Lot/Block</b> 0016 / 0001 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 20 / 21 / 16 / 5 <b>Neighborhood</b> 1166 - R-V01-SW CLAREMORE <b>School District</b> S001 - CLAREMORE SCHOOLS					<p>\\tsclient\A\TOMMY DUNLAP\New folder (278)\IMG_0025.JPG 10/4/2023</p>														
<b>Legal Description</b> Lat/Long: 36.28073420 -95.62755805																			
LOT 16 BLOCK 1 HUNTER'S TRAIL II					<b>Building Permits</b> <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>3546</td> <td>R7 FOR NEW 1,570 SQ FT SFR</td> <td>08/2005</td> <td>12/2006</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	3546	R7 FOR NEW 1,570 SQ FT SFR	08/2005	12/2006	
Number	Description	Opened	Closed	Amount															
3546	R7 FOR NEW 1,570 SQ FT SFR	08/2005	12/2006																
<b>Exemptions</b>					<b>Sale History</b>														
<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>	<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>										
H	Homestead	Yes	1,000	1,000	/	CARTER, CLARSON & TAMI L	10/04/2018	0	4										
					2601/626	MEANS, TAMI L	11/03/2016	0	4										
					2587/497	MEANS, TAMI L &	11/14/2014	0	4										
					1944/348	BREWSTER, HARRY ALLEN &	03/28/2008	141,500	YES										
					1836/362	BREWSTER & BREWSTER CONST-INC	01/03/2007	0	4										
					1700/583	BASLER, J D & ASSOCIATES-INC	08/04/2005	20,000	YES										
<b>Parcel Valuation</b>																			
<b>Source</b>	<b>REAL</b>		<b>Fair Cash</b>	<b>Capped</b>	<b>Asmnt Level</b>	<b>Assessed</b>	<b>Levy Rate</b>	92.430	<b>Current Tax</b>										
Remove Cap	2009	<b>Land Value</b>	49,901	23,480	11%	2,583	<b>Assessed</b>	18,506	1,710.51										
Year Frozen	0	<b>Improvements</b>	179,223	144,751		15,923	<b>Penalty</b>	0											
Uncapped Value	0	<b>Mobile Home</b>	0	0		0	<b>Exemption</b>	1,000	-93.00										
TIF Project ID	0	<b>Total Value</b>	229,124	168,231		18,506	<b>Total Taxable</b>	17,506	1,618.00										
<b>Assessment History</b>																			
<b>Tax Year</b>	<b>Statement Number</b>	<b>Billed Owner</b>			<b>Tax Area</b>	<b>Total Value</b>	<b>Exemptions</b>	<b>Taxable Value</b>	<b>Billed Tax</b>										
2025	2025-660068641	MEANS, TAMI L			17	224,109	1000	16,967	1,568.00										
2024	2024-660068641	MEANS, TAMI L			17	251,582	1000	16,444	1,520.00										
2023	2023-660068641	MEANS, TAMI L			17	165,479	1000	15,935	1,460.00										
2022	2022-660068641	MEANS, TAMI L			17	165,471	1000	15,442	1,429.00										
2021	2021-660068641	MEANS, TAMI L			17	146,323	1000	14,963	1,321.00										
2020	2020-660068641	MEANS, TAMI L			17	143,943	1000	14,498	1,328.00										
2019	2019-660068641	MEANS, TAMI L			17	136,791	1000	14,047	1,301.00										
2018	2018-660068641	CARTER, CLARSON & TAMI L			17	140,677	1000	14,427	1,333.00										
2017	2017-660068641	CARTER, CLARSON & TAMI L			17	136,157	1000	13,977	1,284.00										
2016	2016-660068641	MEANS, TAMI L &			17	132,192	1000	13,541	1,271.00										
2015	2015-660068641	MEANS, TAMI L &			17	132,192	1000	13,541	1,221.00										
2014	2014-660068641	MEANS, TAMI L &			17	132,192	1000	13,541	1,256.00										
2013	2013-660068641	MEANS, TAMI L &			17	129,181	0	14,210	1,300.00										



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Lot Data		Square-Foot - NBHD 1166 #1	
Lot Size			
Lot Count			
Units Buildable	700		
Non-Ag Acres	0.3018		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	13,147.00 x 3.80 = 49,901		
Factor Value			
Adjustments	1.0000		
Lot Value	49,901		



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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	30% Veneer, Masonry 70% Frame, Siding, Wood
Base/Total Area	1,638 / 1,638
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,638
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	483 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2006 / 15

### GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

### Multiple Regression

MRA Code	1 Test
Adjusted R	0.8445
Indicated Value	200,133 122.18 Per SqFt

### Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	204,440 Per SqFt

### Value Reconciliation

Selected Approach	Cost Approach
Improvements	179,223
Lot Value	49,901
Indicated Value	229,124 139.88 Per SqFt
Agland Value	
Site Improvements	
Total Value	229,124 139.88 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	98.97	Total Misc Impr	+ 4,860
Roofing Adj	+ 4.44	Garage Cost	+ 13,345
Subfloor Adj	+ -1.15	Total RCN	= 218,565
Heat/Cool Adj	+ 11.47	Depreciation ( 18%)	- 39,342
Plumbing Adj	+ 8.59	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 179,223
Adj Base Cost	= 122.32	Lot Value	+ 49,901
Total Area	x 1,638	Indicated Value	= 229,124
Adjusted Cost	= 200,360	Value Per SqFt	139.88

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	83306	8x6		48	24.12		1,158
PRCH	SLAB PORCH - COVERED	83307	13x12		156	23.73		3,702



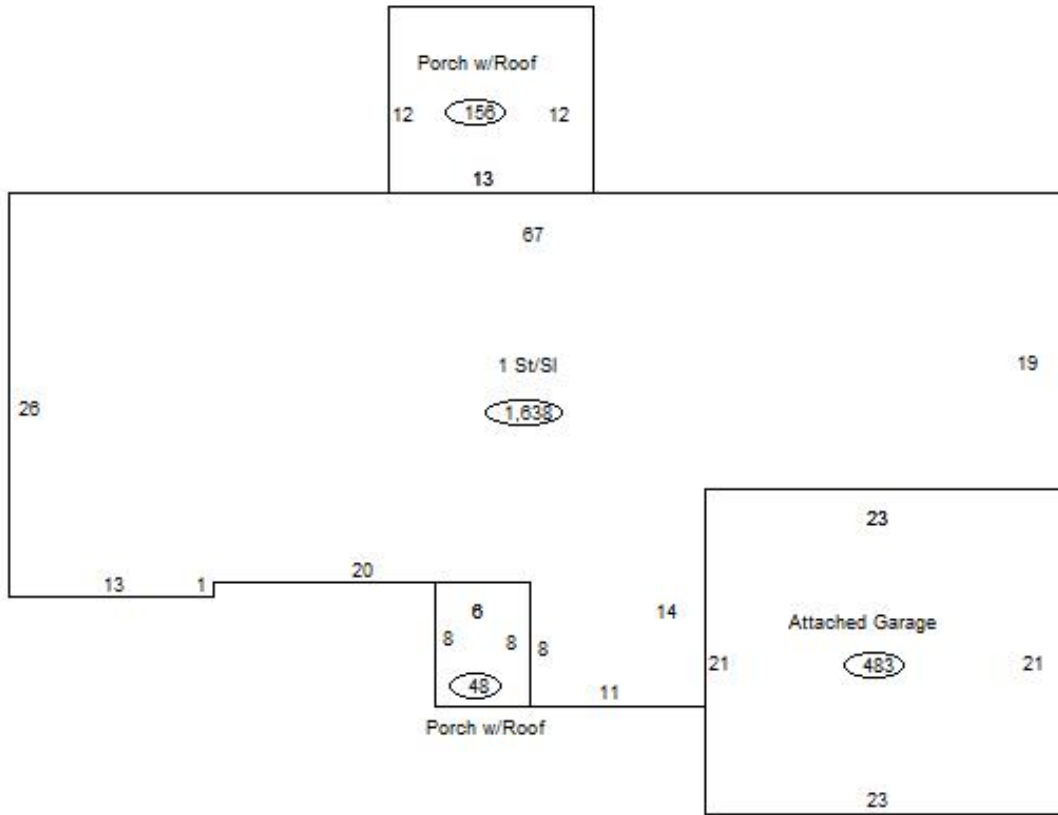
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Sketch Image

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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	1,638	1.000	1,638
2	G	1		13	Attached Garage	483	1.000	483
3	M	PRCH		13	SLBC	48	1.000	48
4	M	PRCH		13	SLBC	156	1.000	156
<b>Total Building Area</b>						1,638		1,638



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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	
<b>Valuation Summary</b>			<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (4.68 x )				