



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 660101422 Parcel ID 000000-00-0-10010-140-0002 Cadastral ID 09-21-16-09642 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 324246 MCDONALD, BRYAN D 731 CHRISTMAS LN CLAREMORE OK 74017-0000 Parcel Location Situs 00101 W 1ST ST S UNIT A Subdivision CLAREMORE O T Lot/Block 0002 / 0140 Parcel Size .29 - Lots Sec/Twn/Rng 9 / 21 / 16 / 5 Neighborhood 1177 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS					<p>\\tsclient\A\TOMMY DUNLAP\New folder (210)\IMG_0003.JPG 6/12/2023</p>														
Legal Description Lat/Long: 36.30812073 -95.61203964																			
E 42.80' LESS HWY LOT 2 BLOCK 140 CLAREMORE OT					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>R19</td> <td>R19- PICK UP ALL IMPS ONTHIS PARC</td> <td>04/2018</td> <td>05/2018</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R19	R19- PICK UP ALL IMPS ONTHIS PARC	04/2018	05/2018	
Number	Description	Opened	Closed	Amount															
R19	R19- PICK UP ALL IMPS ONTHIS PARC	04/2018	05/2018																
Exemptions					Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
					702/136	MCDONALD, ELSIE G &	04/02/2018	0	4										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax										
Remove Cap	0	Land Value	11,740	11,740	11%	1,291	Assessed	2,801	258.90										
Year Frozen		Improvements	13,729	13,729		1,510	Penalty	0											
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00										
TIF Project ID	0	Total Value	25,469	25,469		2,801	Total Taxable	2,801	259.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660101422	MCDONALD, BRYAN D			17	24,683	0	2,711	251.00										
2024	2024-660101422	MCDONALD, BRYAN D			17	24,299	0	2,582	239.00										
2023	2023-660101422	MCDONALD, BRYAN D			17	25,363	0	2,459	225.00										
2022	2022-660101422	MCDONALD, BRYAN D			17	21,293	0	2,343	217.00										
2021	2021-660101422	MCDONALD, BRYAN D			17	22,972	0	2,391	211.00										
2020	2020-660101422	MCDONALD, BRYAN D			17	20,700	0	2,277	209.00										
2019	2019-660101422	MCDONALD, BRYAN D			17	25,054	0	2,565	238.00										
2018	2018-660101422	MCDONALD, BRYAN D			17	26,091	0	2,443	226.00										



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Lot Data		Square-Foot - NBHD 1177 #1	
Lot Size			
Lot Count			
Units Buildable			
Non-Ag Acres	0.0674		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		
Method	Square-Foot		
Base Lot Value	2,935.00 x 4.00 = 11,740		
Factor Value			
Adjustments			
Lot Value	11,740		



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Residential Data	
Type	
Condition	-
Quality	-
Architecture	
Style	
Exterior Wall	
Base/Total Area	/
Style	
HVAC	
Roof Cover	
Area on Slab	
Fixture/RghIn	/
Bed/F/H Bath	//
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	/

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adjusted R	
Indicated Value	

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

Cost Approach				Manual : 01/2025			
Base Cost	0.00	Total Misc Impr	+ 0				
Roofing Adj	+ 0.00	Garage Cost	+ 0				
Subfloor Adj	+ 0.00	Total RCN	= 0				
Heat/Cool Adj	+ 0.00	Depreciation (0%)	- 0				
Plumbing Adj	+ 0.00	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 0				
Adj Base Cost	= 0.00	Lot Value	+ 11,740				
Total Area	x	Indicated Value	= 11,740				
Adjusted Cost	= 0	Value Per SqFt	0.00				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements			
Lot Value	11,740		
Indicated Value	11,740	0.00	Per SqFt
Agland Value			
Site Improvements	13,729		
Total Value	25,469	0.00	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	GRDT	GARAGE - DETACHED	36x40x0			1,440
	Qual	3	Cond	Year	2018	Eff Age
		Valuation Summary	Modifier Total	RCN	Depr (65% Phys/ % Func)	RCNLD
		Base Cost (27.24 x 1,440)	39,226	39,226	25,497	13,729