



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
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Assessment Data					Primary Image				
Account	660101657								
Parcel ID	000000000-0000415-004-0006								
Cadastral ID	30-21-16-12950								
Property Type	REAL - Real Property								
Property Class	URP	VI Area 1							
Tax Area	85 - CLRM SD-VERD TOWN/FIRE								
Name ID	343632								
TRAYLOR, STEPHANIE MARIE									
10140 E KATHY ST CLAREMORE OK 74019-0000									
Parcel Location									
Situs	10140 E KATHY ST								
Subdivision	KING RIDGE III								
Lot/Block	0006 / 0004	Parcel Size 1 - Lots							
Sec/Twn/Rng	30 / 21 / 16 / 5								
Neighborhood	1109 - R-V03-SW VERDIGRIS								
School District	S001 - CLAREMORE SCHOOLS								
Legal Description Lat/Long: 36.27202932 -95.64818697									
Building Permits									
LOT 6 BLOCK 4 KING RIDGE III									
Number	Description	Opened	Closed	Amount					
R19 42	R20- NEW 1143 SQ FT SFR	07/2019	09/2019	100,000					
Exemptions									
Sale History									
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
					/	LEBAR, SHAWN &	02/07/2024	210,000	YES
					/	RC VERDIGRIS LLC	09/30/2019	142,000	YES
					/	RC VERDIGRIS LAND, LLC	07/25/2018	0	WB
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	109.172	Current Tax	
Remove Cap	2025	Land Value	57,848	57,848	11%	6,363	Assessed	23,796	2,597.85
Year Frozen		Improvements	158,479	158,479		17,433	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	216,327	216,327		23,796	Total Taxable	23,796	2,598.00
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660101657	TRAYLOR, STEPHANIE MARIE	85	210,000	0	23,100	2,522.00		
2024	2024-660101657	TRAYLOR, STEPHANIE MARIE	85	188,342	0	17,607	1,808.00		
2023	2023-660101657	LEBAR, SHAWN &	85	166,506	0	16,769	1,709.00		
2022	2022-660101657	LEBAR, SHAWN &	85	167,920	0	15,970	1,643.00		
2021	2021-660101657	LEBAR, SHAWN &	85	138,269	0	15,210	1,500.00		
2020	2020-660101657	LEBAR, SHAWN &	85	136,208	0	14,983	1,526.00		
2019	2019-660101657	RC VERDIGRIS LLC	85	3,987	0	439	46.00		



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Lot Data		Square-Foot - NBHD 1109 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.1933		
Topography			
Street Access			
Utilities			
Amenities			0
			0
Method	Square-Foot		
Base Lot Value	8,421.00 x 5.68 = 47,849		
Factor Value			
Adjustments	1.2090		
Lot Value	57,848		



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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	80% Frame, Siding, Vinyl 20% Veneer, Masonry
Base/Total Area	1,156 / 1,156
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,156
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	389 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2019 / 5

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1	Test
Adusted R	0.8445	
Indicated Value	185,684	160.63 Per SqFt

Direct Comparables

Selection Model	A	Adam Test
Adjustment Model	1	2022 Residential
Comparables	8	
Indicated Value	169,920	Per SqFt

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	158,479		
Lot Value	57,848		
Indicated Value	216,327	187.13	Per SqFt
Agland Value			
Site Improvements			
Total Value	216,327	187.13	Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	105.93	Total Misc Impr	+ 1,427
Roofing Adj	+ 4.82	Garage Cost	+ 11,460
Subfloor Adj	+ -1.24	Total RCN	= 166,820
Heat/Cool Adj	+ 11.47	Depreciation (5%)	- 8,341
Plumbing Adj	+ 12.18	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 158,479
Adj Base Cost	= 133.16	Lot Value	+ 57,848
Total Area	x 1,156	Indicated Value	= 216,327
Adjusted Cost	= 153,933	Value Per SqFt	187.13

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	SLAB PORCH - OPEN	143094	4x4		16	10.86		174
PRCH	SLAB PORCH - COVERED	143095	13x4		52	24.10		1,253

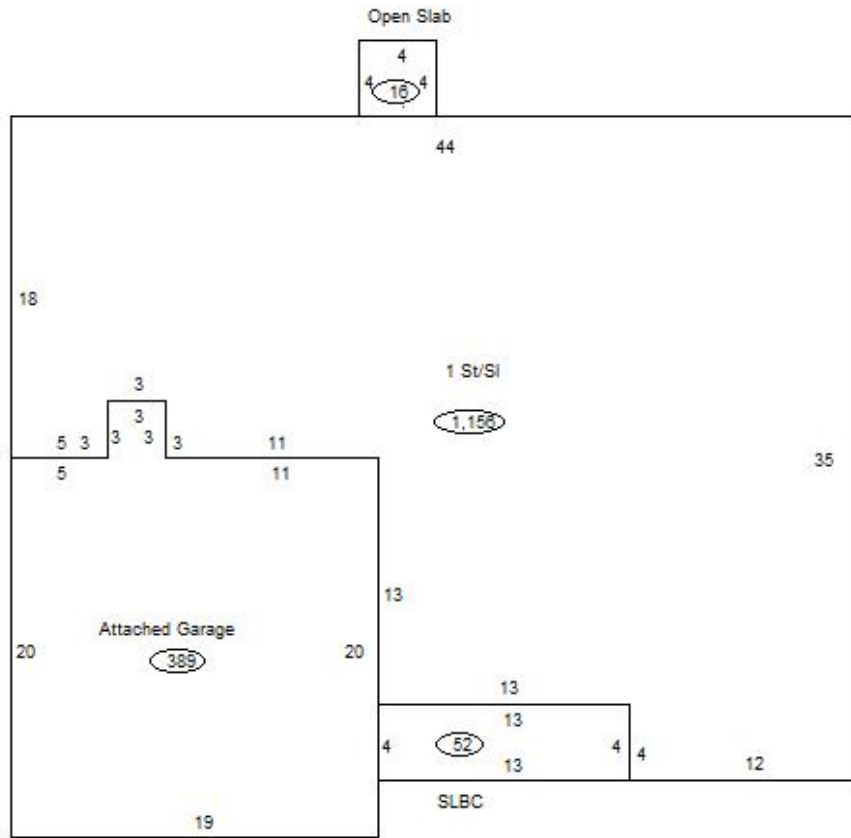


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Sketch Image

660101657



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,156	1.000	1,156
2	G	1		10	Attached Garage	389	1.000	389
3	M	PATO		10	Open Slab	16	1.000	16
4	M	PRCH		10	SLBC	52	1.000	52
Total Building Area						1,156		1,156