



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 660102078 Parcel ID 000000-0-0-000136-001-0006 Cadastral ID 19-21-16-05050 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 346841 FISHER, JUSTIN & DORIE 2561 S CATALAYAH LN CLAREMORE OK 74019-0000 Parcel Location Situs 02561 S CATALAYAH LN Subdivision CATALAYAH CROSSING Lot/Block 0006 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 19 / 21 / 16 / 5 Neighborhood 1012 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS				<p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-9-15\IMG_0001 9/18/2023</p>															
Legal Description Lat/Long: 36.28056892 -95.64604940										Building Permits									
LOT 6 BLOCK 1 CATALAYAH CROSSING				<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 0167</td> <td>R20- NEW 2000 SQ FT SFR</td> <td>04/2019</td> <td>09/2019</td> <td>220,000</td> </tr> </tbody> </table>						Number	Description	Opened	Closed	Amount	R19 0167	R20- NEW 2000 SQ FT SFR	04/2019	09/2019	220,000
Number	Description	Opened	Closed	Amount															
R19 0167	R20- NEW 2000 SQ FT SFR	04/2019	09/2019	220,000															
Exemptions				Sale History															
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
					/	POLLARD, TRENT MICHAEL &	04/07/2025	345,000	YES										
					/	DAKE PROPERTIES INC	12/02/2019	250,000	YES										
					/	INTRINSIC DEVELOPMENT LLC	05/22/2019	127,500	WB										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax										
Remove Cap	2026		Land Value	71,099	71,099	11%	Assessed	37,979	3,510.40										
Year Frozen			Improvements	274,160	274,160		Penalty	0											
Uncapped Value	0		Mobile Home	0	0		Exemption	0	0.00										
TIF Project ID	0		Total Value	345,259	345,259		Total Taxable	37,979	3,510.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660102078	FISHER, JUSTIN & DORIE			17	321,850	0	35,278	3,261.00										
2024	2024-660102078	POLLARD, TRENT MICHAEL &			17	340,746	0	33,598	3,105.00										
2023	2023-660102078	POLLARD, TRENT MICHAEL &			17	295,878	0	31,997	2,931.00										
2022	2022-660102078	POLLARD, TRENT MICHAEL &			17	298,476	0	30,474	2,821.00										
2021	2021-660102078	POLLARD, TRENT MICHAEL &			17	263,843	0	29,023	2,563.00										
2020	2020-660102078	POLLARD, TRENT MICHAEL &			17	273,885	0	30,127	2,759.00										
2019	2019-660102078	DAKE PROPERTIES INC			17	7,314	0	805	75.00										



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Lot Data		Square-Foot - NBHD 1012 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.3857		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
			0
Method	Square-Foot		
Base Lot Value	16,801.00 x 2.34 = 39,314		
Factor Value			
Adjustments	1.8085		
Lot Value	71,099		



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-9-15\IMG_0001 9/18/2023

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	90% Veneer, Masonry 10% Frame, Siding, Wood
Base/Total Area	2,074 / 2,074
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,074
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	756 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	300,245	144.77	Per SqFt

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

Cost Approach		Manual : 01/2025	
Base Cost	102.60	Total Misc Impr	+ 8,532
Roofing Adj	+ 4.52	Garage Cost	+ 21,845
Subfloor Adj	+ -2.12	Total RCN	= 288,590
Heat/Cool Adj	+ 12.26	Depreciation (5%)	- 14,430
Plumbing Adj	+ 7.25	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 274,160
Adj Base Cost	= 124.50	Lot Value	+ 71,099
Total Area	x 2,074	Indicated Value	= 345,259
Adjusted Cost	= 258,213	Value Per SqFt	166.47

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	274,160		
Lot Value	71,099		
Indicated Value	345,259	166.47	Per SqFt
Agland Value			
Site Improvements			
Total Value	345,259	166.47	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	143045	18x6		108	25.79		2,785
PRCH	SLAB PORCH - COVERED	143046	226		226	25.43		5,747



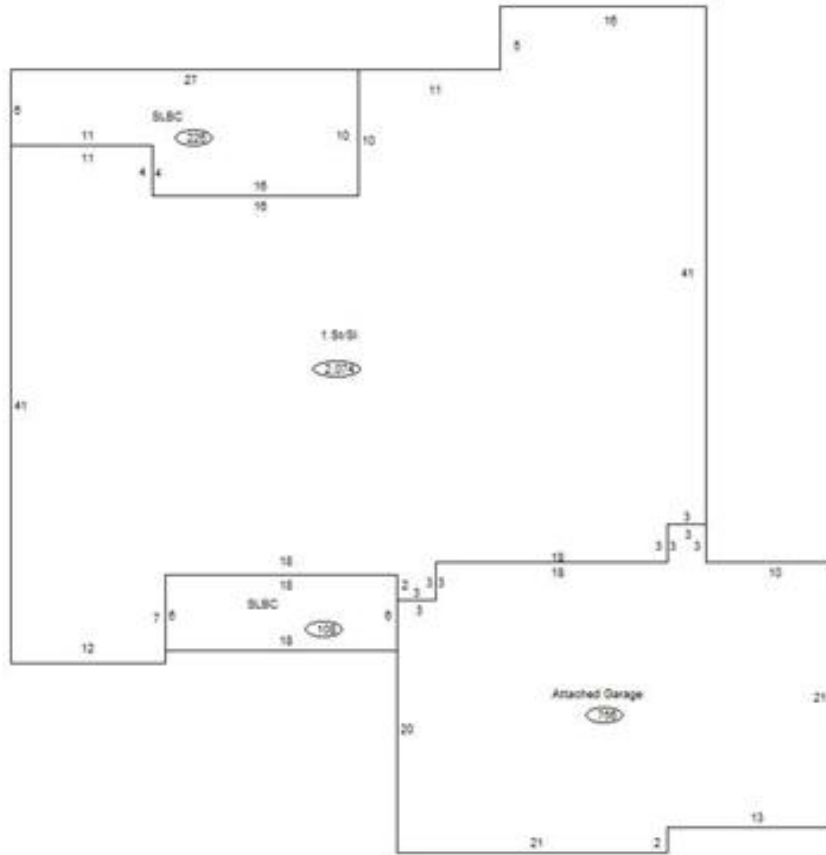
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	2,074	1.000	2,074
2	G	1		10	Attached Garage	756	1.000	756
3	M	PRCH		10	SLBC	108	1.000	108
4	M	PRCH		10	SLBC	226	1.000	226
Total Building Area						2,074		2,074