



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 10:18:26
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Assessment Data				Primary Image						
Account	660104592									
Parcel ID	00000-00-0-000296-001-0001									
Cadastral ID	05-21-16-18210									
Property Type	REAL - Real Property									
Property Class	URP	VI Area	1							
Tax Area	17 - CLAREMORE OT									
Name ID	341721									
SMITH, AUSTIN & AMBER										
2891 FOREST VIEW DR CLAREMORE OK 74017-0000										
Parcel Location										
Situs	02891 FOREST VIEW DR									
Subdivision	ESTATES AT FOREST PARK III									
Lot/Block	0001 / 0001	Parcel Size	1 - Lots							
Sec/Twn/Rng	5 / 21 / 16 / 5									
Neighborhood	1154 - R-V01-NW CLAREMORE									
School District	S001 - CLAREMORE SCHOOLS									
Legal Description Lat/Long: 36.33520348 -95.62869057				Building Permits						
LOT 1 BLOCK 1 ESTATES AT FOREST PARK III				Number	Description	Opened	Closed	Amount		
				R22 060	R23 NEW SFR 2758 SQ FT	03/2022	05/2023	225,000		
Exemptions				Sale History						
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code	
					/	EXECUTIVE HOMES LLC	06/05/2023	520,000	YES	
					/	NORTHLAKE ESTATES LLC	10/30/2020	930,000	WB	
Parcel Valuation										
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax	
Remove Cap	2024		Land Value	120,633	120,633	11%	Assessed	59,875	5,534.25	
Year Frozen			Improvements	423,683	423,683		Penalty	0		
Uncapped Value	0		Mobile Home	0	0		Exemption	0	0.00	
TIF Project ID	0		Total Value	544,316	544,316		Total Taxable	59,875	5,534.00	
Assessment History										
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax	
2025	2025-660104592	SMITH, AUSTIN & AMBER			17	523,318	0	57,565	5,321.00	
2024	2024-660104592	SMITH, AUSTIN & AMBER			17	520,000	0	57,200	5,286.00	
2023	2023-660104592	SMITH, AUSTIN & AMBER			17	67,500	0	5,371	492.00	
2022	2022-660104592	EXECUTIVE HOMES LLC			17	46,500	0	5,115	473.00	
2021	2021-660104592	EXECUTIVE HOMES LLC			17	46,500	0	5,115	452.00	



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Lot Data		Square-Foot - NBHD 1154 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.5925		
Topography			
Street Access			
Utilities			
Amenities	LOT SIZE ADJUSTMENT	0	0
Method	Square-Foot		
Base Lot Value	25,811.00 x 3.00 =	77,433	
Factor Value			
Adjustments	1.5579		
Lot Value	120,633		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4 - Good
Architecture	
Style	100% One Story
Exterior Wall	95% Veneer, Masonry 5% Veneer, Stone
Base/Total Area	2,766 / 2,766
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,766
Fixture/RghIn	/
Bed/F/H Bath	4 / 2.0 / 1.0
Basement Area	
Garage Type	640 Attached Garage - Finished
Remodel	
Year/Eff Age	2023 / 2

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	
Adusted R	
Indicated Value	

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	511,960 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	423,683		
Lot Value	120,633		
Indicated Value	544,316	196.79	Per SqFt
Agland Value			
Site Improvements			
Total Value	544,316	196.79	Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	110.99	Total Misc Impr	+ 21,194
Roofing Adj	+ 5.73	Garage Cost	+ 37,062
Subfloor Adj	+ -4.41	Total RCN	= 432,330
Heat/Cool Adj	+ 16.31	Depreciation (2%)	- 8,647
Plumbing Adj	+ 6.62	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 423,683
Adj Base Cost	= 135.24	Lot Value	+ 120,633
Total Area	x 2,766	Indicated Value	= 544,316
Adjusted Cost	= 374,074	Value Per SqFt	196.79

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	157137	9x7		63	33.00		2,079
PRCH	Slab Porch - Covered	157138	304		304	31.93		9,707
PATO	Slab Porch - Open	157139	23x9		207	13.08		2,708
FPPF	Fireplace - Prefabricated			1 2023	1	6,700.26		6,700



Rogers

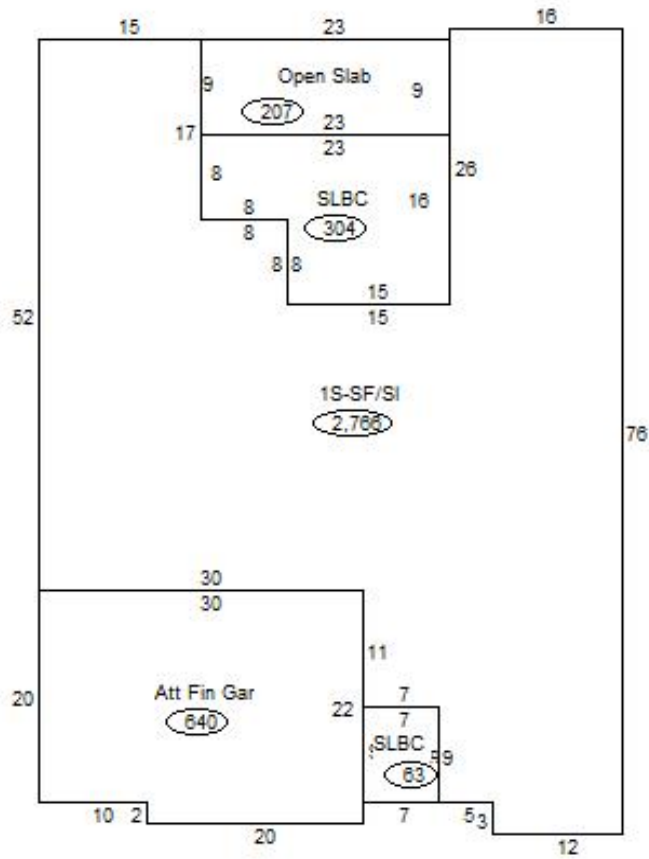
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Sketch Image

660104592



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1S-SF/SI	2,766	1.000	2,766
2	G	5		20	Att Fin Gar	640	1.000	640
3	M	PRCH		20	SLBC	63	1.000	63
4	M	PRCH		20	SLBC	304	1.000	304
5	M	PATO		20	Open Slab	207	1.000	207
Total Building Area						2,766		2,766