



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 11:14:15
Page 1

Assessment Data	Primary Image
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Account 660108573
Parcel ID 000000-0005-007-0-000-00
Cadastral ID 05-21-16-19700
Property Type REAL - Real Property
Property Class URP VI Area 1
Tax Area 17 - CLAREMORE OT
Name ID 344915
 MERAZ, GERALD F & TRACY L

1503 PINECREST DR
 CLAREMORE OK 74017-0000

Parcel Location

Situs 01503 PINECREST DR
Subdivision ESTATES AT FOREST PARK IV
Lot/Block 0007 / 0005 **Parcel Size** 1 - Lots
Sec/Twn/Rng 5 / 21 / 16 / 5
Neighborhood 1154 - R-V01-NW CLAREMORE
School District S001 - CLAREMORE SCHOOLS



660108573_001.JPG 9/25/2024

Legal Description Lat/Long: 36.33383840 -95.62597472

LOT 7 BLOCK 5 ESTATES AT FOREST PARK IV

Building Permits

Number	Description	Opened	Closed	Amount
R23 137	R25 NEW SFR 3402 SQ FT	01/2024	09/2024	225,000

Exemptions

Code	Type	Active	Maximum	Exemption
H	Homestead	Yes	1,000	1,000

Sale History

Bk/Pg	Grantor	Date	Price	Code
/	EXECUTIVE HOMES LLC	07/31/2024	480,000	YES
/	GREEN PROPERTY MANAGEMENT IN	11/15/2023	530,000	WB

Parcel Valuation

Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax
Remove Cap	2025	Land Value	85,205	85,205	11%	9,373	Assessed	54,741 5,059.71
Year Frozen		Improvements	414,459	412,437		45,368	Penalty	0
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000 -93.00
TIF Project ID	0	Total Value	499,664	497,642		54,741	Total Taxable	53,741 4,967.00

Assessment History

Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax
2025	2025-660108573	MERAZ, GERALD F & TRACY L	17	483,148	1000	52,147	4,820.00
2024	2024-660108573	MERAZ, GERALD F & TRACY L	17	53,000	0	5,830	539.00



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Time 11:14:15
Page 2

Lot Data		Square-Foot - NBHD 1154 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.2898		
Topography			
Street Access			
Utilities			
Amenities	LOT SIZE ADJUSTMENT		0
			0
Method	Square-Foot		
Base Lot Value	12,623.00 x 3.00 = 37,869		
Factor Value			
Adjustments	2.2500		
Lot Value	85,205		



660108573_001.JPG 9/25/2024

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	2,674 / 2,674
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,674
Fixture/RghIn	/
Bed/F/H Bath	4 / 2.0 / 1.0
Basement Area	
Garage Type	704 Attached Garage - Finished
Remodel	
Year/Eff Age	2024 / 2

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	6
Indicated Value	479,840 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	414,459		
Lot Value	85,205		
Indicated Value	499,664	186.86	Per SqFt
Agland Value			
Site Improvements			
Total Value	499,664	186.86	Total Value Per SqFt

Cost Approach Manual : 01/2025

Base Cost	112.01	Total Misc Impr	+	17,945
Roofing Adj	+ 5.75	Garage Cost	+	40,212
Subfloor Adj	+ -4.50	Total RCN	=	422,917
Heat/Cool Adj	+ 16.31	Depreciation (2%)	-	8,458
Plumbing Adj	+ 6.84	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	414,459
Adj Base Cost	= 136.41	Lot Value	+	85,205
Total Area	x 2,674	Indicated Value	=	499,664
Adjusted Cost	= 364,760	Value Per SqFt		186.86

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Porch	161239	8x7		56	33.02		1,849
PRCH	Porch	161240	21x14		294	31.96		9,396
FPPF	Fireplace - Prefabricated			2024	1	6,700.26		6,700



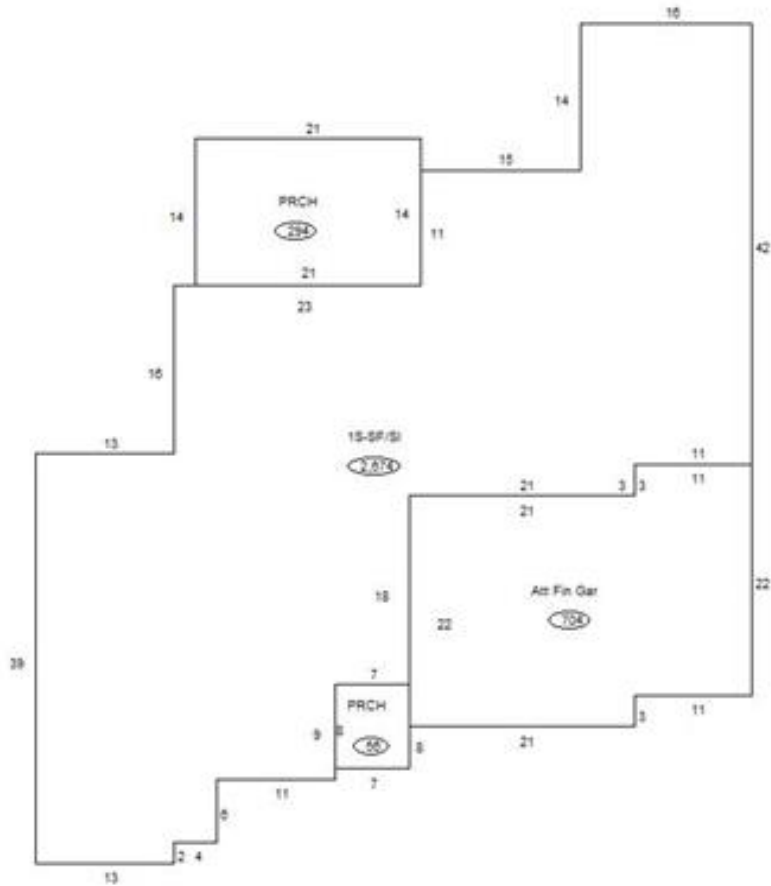
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 Time 11:14:15
 Page 3

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	1S-SF/Sl	2,674	1.000	2,674
2	G	5		13	Att Fin Gar	704	1.000	704
3	M	PRCH		13	PRCH	56	1.000	56
4	M	PRCH		13	PRCH	294	1.000	294
Total Building Area						2,674		2,674