



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 11:14:52  
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Assessment Data					Primary Image				
Account	660108595								
Parcel ID	000000-0003-002-0-000-00								
Cadastral ID	05-21-16-19990								
Property Type	REAL - Real Property								
Property Class	URP	VI Area	1						
Tax Area	17 - CLAREMORE OT								
Name ID	349238								
BIRKEY, JOHN M & MARY E									
2689 FOREST VIEW DR CLAREMORE OK 74017-0000									
Parcel Location									
Situs	02689 FOREST VIEW DR								
Subdivision	ESTATES AT FOREST PARK V								
Lot/Block	0002 / 0003	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: 36.33300212 -95.62862053									
LOT 2 BLOCK 3 ESTATES AT FOREST PARK V									
Building Permits									
Number	Description	Opened	Closed	Amount					
R25 007	NEW SFR 3149 SQ FT	03/2025	02/2026	230,000					
Exemptions									
Code	Type	Active	Maximum	Exemption					
SHLT	Other	No	129						
Sale History									
Bk/Pg	Grantor	Date	Price	Code					
/	EXECUTIVE HOMES LLC	01/23/2026	907,000	15					
/	GREEN PROPERTY MANAGEMENT INC	02/27/2025	54,000	15					
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax	
Remove Cap	2027	Land Value	146,091	146,091	11%	16,070	Assessed	16,070	1,485.35
Year Frozen		Improvements	0	0		0	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00
TIF Project ID	0	Total Value	146,091	146,091		16,070	Total Taxable	16,070	1,485.00
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660108595	EXECUTIVE HOMES LLC	17	4,658	0	512	47.00		
2024	2024-660108595	GREEN PROPERTY MANAGEMENT INC	17	4,658	0	512	47.00		



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Lot Data		Square-Foot - NBHD 1154 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	1.3076		
Topography			
Street Access			
Utilities			
Amenities	LOT SIZE ADJUSTMENT		0
			0
Method	Square-Foot		
Base Lot Value	56,961.00 x 2.56 = 146,091		
Factor Value			
Adjustments	1.0000		
Lot Value	146,091		



Residential Data	
Type	1 Single Family Residence
Condition	5 - Very Good
Quality	5 - Very Good
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	3,148 / 3,148
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	3,148
Fixture/RghIn	/
Bed/F/H Bath	4 / 3.0 / 1.0
Basement Area	
Garage Type	679 Attached Garage - Finished
Remodel	
Year/Eff Age	2026 /

660108595\_001.JPG 2/2/2026

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	5
Indicated Value	682,620 Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	119.39	Total Misc Impr	+ 15,744
Roofing Adj	+ 6.35	Garage Cost	+ 44,121
Subfloor Adj	+ -4.33	Total RCN	= 526,650
Heat/Cool Adj	+ 18.45	Depreciation ( 0%)	- 0
Plumbing Adj	+ 8.42	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 526,650
Adj Base Cost	= 148.28	Lot Value	+ 146,091
Total Area	x 3,148	Indicated Value	= 672,741
Adjusted Cost	= 466,785	Value Per SqFt	213.70

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	526,650		
Lot Value	146,091		
Indicated Value	672,741	213.70	Per SqFt
Agland Value			
Site Improvements	33,510		
Total Value	706,251	224.35	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Porch	194716	52		52	37.16		1,932
PATC	Patio - Covered	194717	434		434	21.05		9,136
GENR	Generator - Residential Standby		1	2026	1	4,676.00		4,676
SHLT	STORM SHELTER (IN GARAGE)		1	2026	1	0.00		



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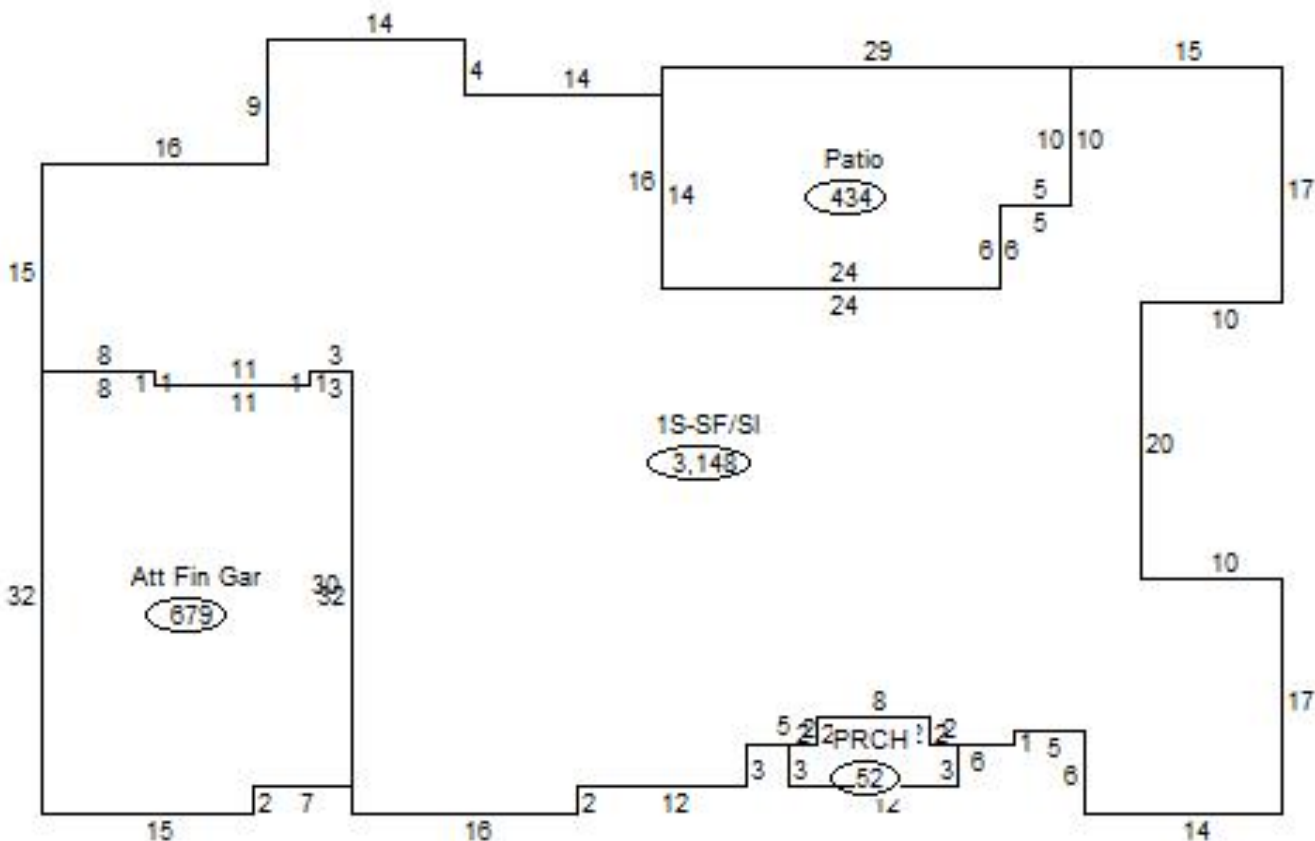
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1S-SF/Sl	3,148	1.000	3,148
2	G	5		20	Att Fin Gar	679	1.000	679
3	M	PRCH		20	PRCH	52	1.000	52
4	M	PATC		20	Patio	434	1.000	434
<b>Total Building Area</b>						<b>3,148</b>		<b>3,148</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SPLG	Swimming Pool - In Ground	20x30x0	Reinforced-Concrete		600
	Qual	4	Cond 4	Year 2026	Eff Age 0	
<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (0% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (55.85 x 600)		33,510		33,510		33,510