



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
Time 07:11:23  
Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660000589 <b>Parcel ID</b> 000000-00-0-00546-001-0008 <b>Cadastral ID</b> 01-21-15-03340 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RRP VI Area 4 <b>Tax Area</b> 8 - CLAREMORE/ NW FIRE <b>Name ID</b> 338948 SIMONETTI, BARRY V & RITA A  9875 E NORTHGLEN ST CLAREMORE OK 74017-0000  <b>Parcel Location</b> <b>Situs</b> 09875 E NORTHGLEN <b>Subdivision</b> NORTHAVEN 3 <b>Lot/Block</b> 0008 / 0001 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 1 / 21 / 15 / 5 <b>Neighborhood</b> 1114 - R-V01,4-NW OOLOGAH <b>School District</b> S001 - CLAREMORE SCHOOLS																																																																																																																									
<b>Legal Description</b> Lot/Long: 36.33408914 -95.65274980																																																																																																																									
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Lot Data		Square-Foot - NBHD 1114 #1	
Lot Size			
Lot Count	1		
Units Buildable	1		
Non-Ag Acres	1.1352		
Topography			
Street Access			
Utilities			
Amenities	LAND VALUE	0	0
Method	Square-Foot		
Base Lot Value	49,448.00 x 1.46 = 72,051		
Factor Value			
Adjustments	1.2999		
Lot Value	93,659		



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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	70% Veneer, Masonry 30% Frame, Siding, Wood
Base/Total Area	1,620 / 1,620
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,620
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	480 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1980 / 35

### GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

### Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	186,890 115.36 Per SqFt

### Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	2
Indicated Value	259,930 Per SqFt

### Value Reconciliation

Selected Approach	Cost Approach
Improvements	129,544
Lot Value	93,659
Indicated Value	223,203 137.78 Per SqFt
Agland Value	
Site Improvements	17,882
Total Value	241,085 148.82 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	97.69	Total Misc Impr	+ 9,625
Roofing Adj	+ 4.26	Garage Cost	+ 13,282
Subfloor Adj	+ -1.15	Total RCN	= 218,846
Heat/Cool Adj	+ 11.47	Depreciation ( 44%)	- 96,292
Plumbing Adj	+ 8.68	Lump Sums	+ 6,990
Basement Adj	+ 0.00	RCNLD	= 129,544
Adj Base Cost	= 120.95	Lot Value	+ 93,659
Total Area	x 1,620	Indicated Value	= 223,203
Adjusted Cost	= 195,939	Value Per SqFt	137.78

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,095.98		5,096
SEP	Screen Enclosed Porch	1774		140	140	7.60		1,064
PRCH	SLAB PORCH - COVERED	1775	32x6		192	23.59		4,529
WODO	Wood Deck - Open	138723	369		369	16.06		5,926
SHLT	STORM SHELTER-AG-BACK W OF HOUSE)			0 2025		0.00		



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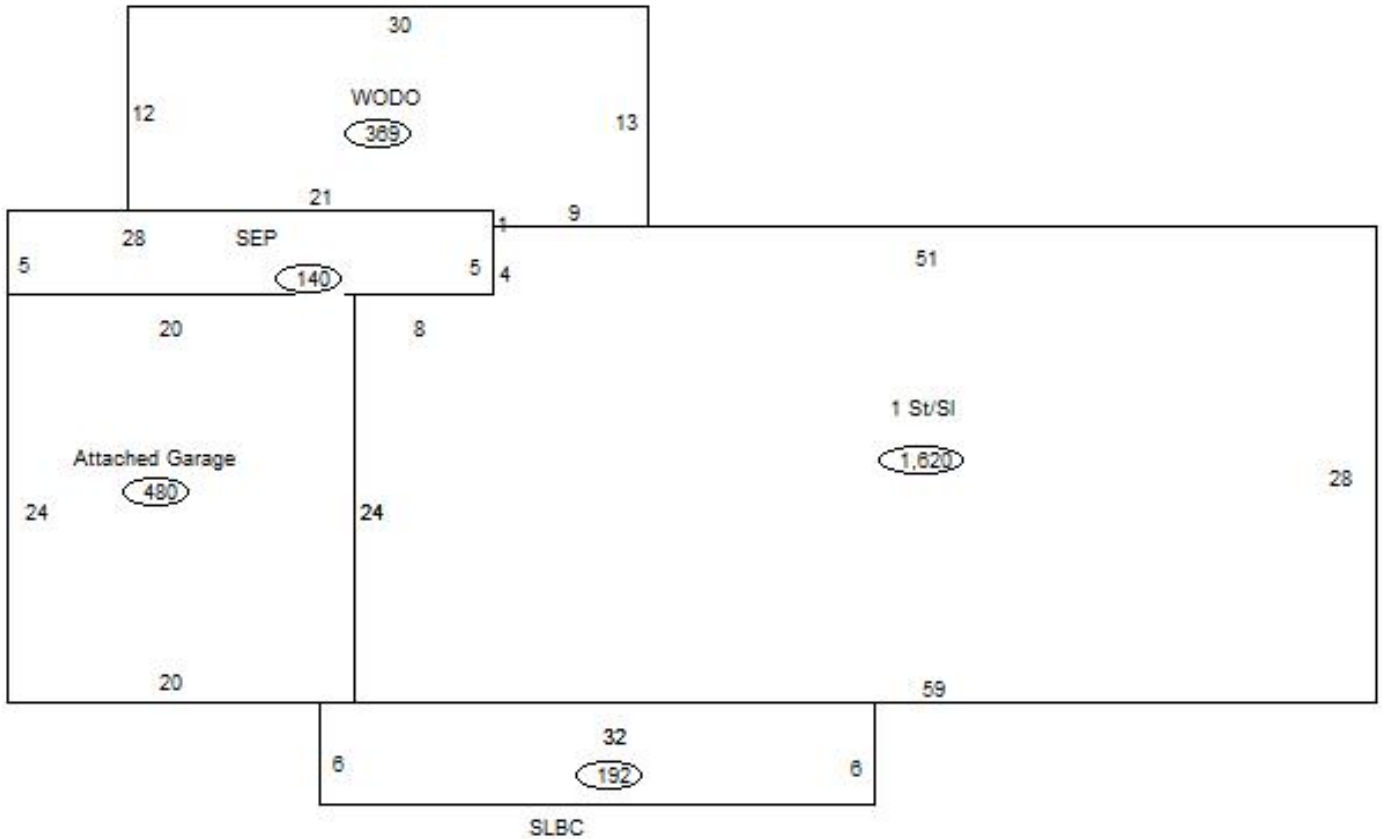
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Sketch Image

660000589



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,620	1.000	1,620
2	G	1		13	Attached Garage	480	1.000	480
3	M	SEP		13	SEP	140	1.000	140
4	M	PRCH		13	SLBC	192	1.000	192
5	M	WODO		13	WODO	369	1.000	369
<b>Total Building Area</b>						1,620		1,620



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	30x24x0			720
	Qual 2	Cond 3	Year 2011	Eff Age	11	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (22% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (29.97 x 720)		21,578	21,578	4,747	16,831
	LT	LEAN-TO	15x24x0			360
	Qual 3	Cond 3	Year 2011	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (0% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (2.92 x 360)		1,051	1,051		1,051