



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Time 04:05:38
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660000843 Parcel ID 000000-00-0-00807-004-0003 Cadastral ID 01-22-15-03330 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 11 - SEQUOYAH/NW FIRE Name ID 278532 COATES, WILLIAM R & JEAN A 9823 E WILLOW ST CLAREMORE OK 74017-0000 Parcel Location Situs 09823 E WILLOW ST Subdivision TACORA HILLS Lot/Block 0003 / 0004 Parcel Size 3 - Lots Sec/Twn/Rng 1 / 22 / 15 / 5 Neighborhood 1085 - R-V04-NW SEQUOYAH School District S006 - SEQUOYAH SCHOOLS																																																																																																																									
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Lot Data		Square-Foot - NBHD 1085 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	0.8894		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	38,742.00 x 3.15 = 122,037		
Factor Value			
Adjustments	1.0000		
Lot Value	122,037		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	2,956 / 2,956
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	2 / 2.0 /
Basement Area	
Garage Type	560 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1962 / 48

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adjusted R	0.8445
Indicated Value	278,702 94.28 Per SqFt

Direct Comparables

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

Value Reconciliation

Selected Approach	Cost Approach
Improvements	184,321
Lot Value	122,037
Indicated Value	306,358 103.64 Per SqFt
Agland Value	
Site Improvements	
Total Value	306,358 103.64 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	92.63	Total Misc Impr	+ 39,149
Roofing Adj	+ 4.38	Garage Cost	+ 17,399
Subfloor Adj	+ 0.00	Total RCN	= 392,172
Heat/Cool Adj	+ 12.64	Depreciation (53%)	- 207,851
Plumbing Adj	+ 3.89	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 184,321
Adj Base Cost	= 113.54	Lot Value	+ 122,037
Total Area	x 2,956	Indicated Value	= 306,358
Adjusted Cost	= 335,624	Value Per SqFt	103.64

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,615.40		5,615
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	2460	16x4		64	26.73		1,711
PATO	SLAB PORCH - OPEN	2461	10x5		50	11.48		574
EPSW	ENCLOSED PORCH - SOLID WALL	2462	19x10		190	69.24		13,156
EPSW	ENCLOSED PORCH - SOLID WALL	2463	18x10		180	69.32		12,478



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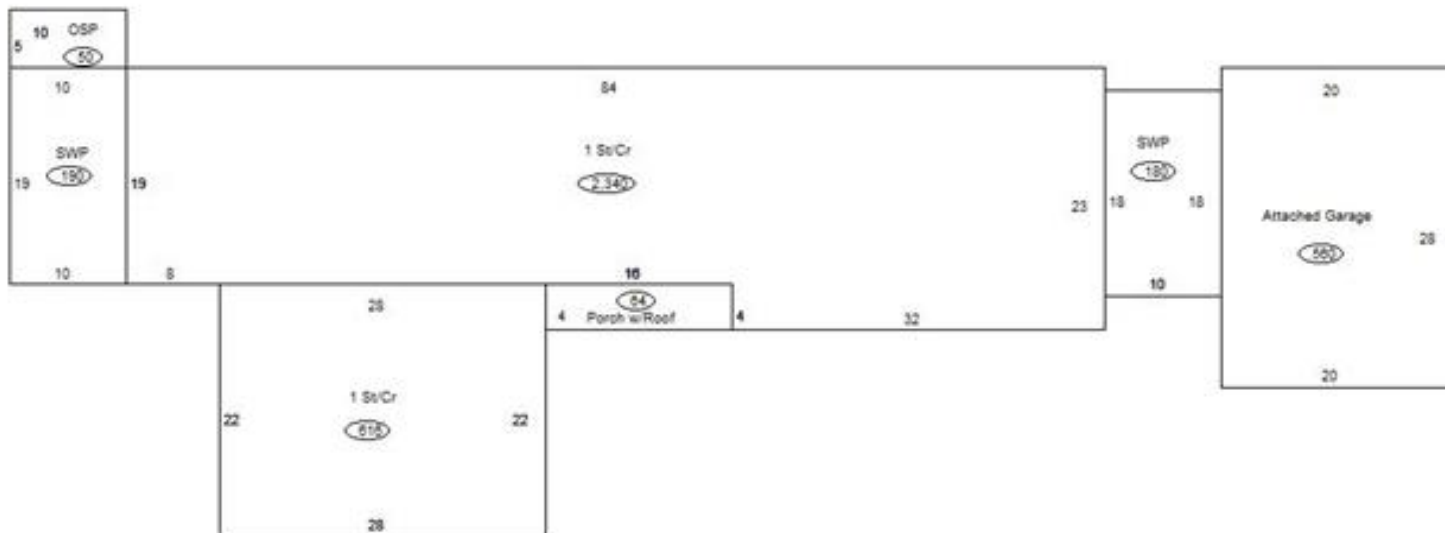
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Sketch Image

660000843



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	2,340	1.000	2,340
2	G	1		13	Attached Garage	560	1.000	560
3	M	PRCH		13	SLBC	64	1.000	64
4	M	PATO		13	Open Slab	50	1.000	50
5	M	EPSW		13	EPSW	190	1.000	190
6	M	EPSW		13	EPSW	180	1.000	180
7	R	1	Crawl	13	1 St/Cr	616	1.000	616
Total Building Area						2,956		2,956