



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660000896 Parcel ID 000000-00-0-00807-007-0004 Cadastral ID 01-22-15-03860 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 11 - SEQUOYAH/NW FIRE Name ID 317594 BATMAN, B TRUST 9687 E SYCAMORE ST CLAREMORE OK 74017-0000 Parcel Location Situs 09687 E SYCAMORE ST Subdivision TACORA HILLS Lot/Block 0004 / 0007 Parcel Size 1.25 - Lots Sec/Twn/Rng 1 / 22 / 15 / 5 Neighborhood 1085 - R-V04-NW SEQUOYAH School District S006 - SEQUOYAH SCHOOLS					<p>\\tsclient\T\TOMMY DUNLAP\New folder (32)\IMG_0044.JPG 3/25/2022</p>																																																																																																																				
Legal Description Lat/Long: 36.41812931 -95.65696890 WLY 35' LOT 5 & ELY 79' LOT 4 BLOCK 7 TACORA HILLS																																																																																																																									
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Lot Data		Square-Foot - NBHD 1085 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	0.2187		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	9,528.00 x 3.15 = 30,013		
Factor Value			
Adjustments	1.0000		
Lot Value	30,013		



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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	100% Frame, Siding, Wood
Base/Total Area	1,692 / 1,692
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	10 /
Bed/F/H Bath	3 / 2.5 /
Basement Area	
Garage Type	480 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
Adusted R	0.8445
Indicated Value	157,743 93.23 Per SqFt

Direct Comparables

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

Value Reconciliation

Selected Approach	Cost Approach
Improvements	106,478
Lot Value	30,013
Indicated Value	136,491 80.67 Per SqFt
Agland Value	
Site Improvements	
Total Value	136,491 80.67 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	95.75	Total Misc Impr	+ 5,966
Roofing Adj	+ 4.41	Garage Cost	+ 13,282
Subfloor Adj	+ 1.15	Total RCN	= 222,931
Heat/Cool Adj	+ 11.47	Depreciation (55%)	- 122,612
Plumbing Adj	+ 7.60	Lump Sums	+ 6,159
Basement Adj	+ 0.00	RCNLD	= 106,478
Adj Base Cost	= 120.38	Lot Value	+ 30,013
Total Area	x 1,692	Indicated Value	= 136,491
Adjusted Cost	= 203,683	Value Per SqFt	80.67

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
PRCH	SLAB PORCH - COVERED	2584	6x6		36	24.16		870
WODO	WOOD DECK - OPEN	2585	32x15		480	16.04	20%	6,159



Rogers

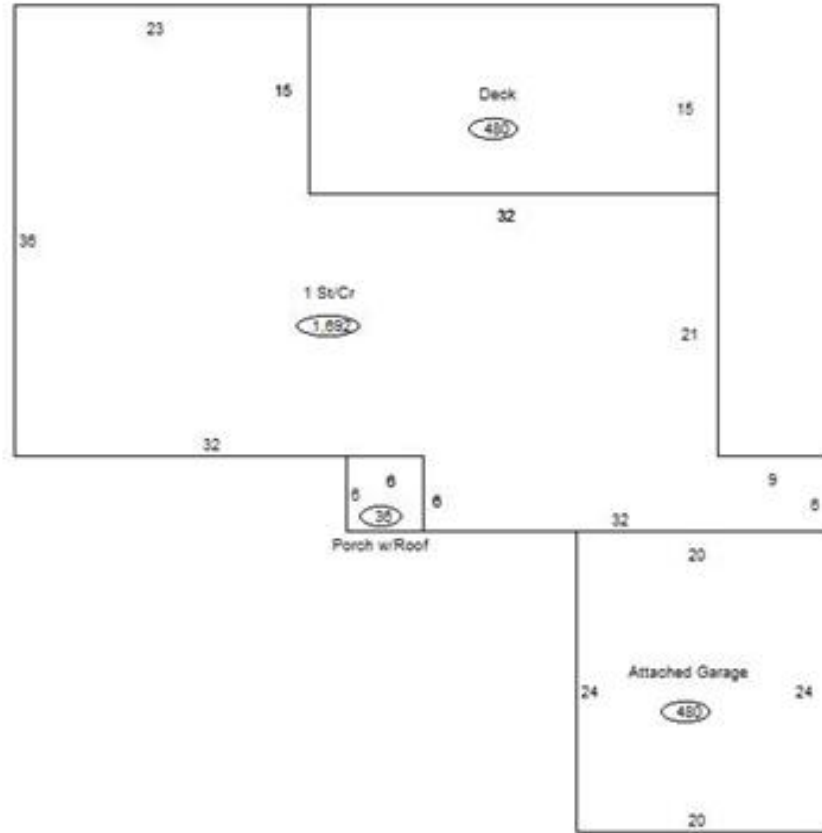
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Sketch Image

660000896



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	1,692	1.000	1,692
2	G	1		13	Attached Garage	480	1.000	480
3	M	PRCH		13	SLBC	36	1.000	36
4	M	WODO		13	WODO	480	1.000	480
Total Building Area						1,692		1,692