



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Time 03:18:10
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Assessment Data					Primary Image																																																																																																																				
Account 660001690 Parcel ID 23N16E-02-1-00000-000-0000 Cadastral ID 02-23-16-02000 Property Type REAL - Real Property Property Class RR VI Area 2 Tax Area 71 - CHELSEA RURAL/FOYIL FIRE Name ID 262743 CARTER, LAURA L 7590 S 4175 RD CLAREMORE OK 74017-0000 Parcel Location Situs 07590 S 4175 RD Subdivision Lot/Block / Parcel Size .91 - Acres Sec/Twn/Rng 2 / 23 / 16 / 1 Neighborhood 4050 - CHELSEA FOYIL RURAL School District S003 - CHELSEA SCHOOLS					<p>\\tsclient\C\Users\Randy Necessary\Pictures\IMG_0020 (5).JPG 1/6/2021</p>																																																																																																																				
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Lot Data		Square-Foot - NBHD 4050 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	1.2604		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	54,903.00 x .63 = 34,669		
Factor Value			
Adjustments	1.0000		
Lot Value	34,669		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	40% Veneer, Masonry 60% Frame, Siding, Wood
Base/Total Area	1,544 / 1,544
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1999 / 20

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	153,575 99.47 Per SqFt

Direct Comparables

Selection Model	1 Res
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

Value Reconciliation

Selected Approach	Cost Approach
Improvements	147,709
Lot Value	34,669
Indicated Value	182,378 118.12 Per SqFt
Agland Value	
Site Improvements	11,699
Total Value	194,077 125.70 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	98.98	Total Misc Impr	+ 4,439
Roofing Adj	+ 4.39	Garage Cost	+ 0
Subfloor Adj	+ 1.13	Total RCN	= 196,945
Heat/Cool Adj	+ 11.24	Depreciation (25%)	- 49,236
Plumbing Adj	+ 8.94	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 147,709
Adj Base Cost	= 124.68	Lot Value	+ 34,669
Total Area	x 1,544	Indicated Value	= 182,378
Adjusted Cost	= 192,506	Value Per SqFt	118.12

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	4523	192		192	23.12		4,439



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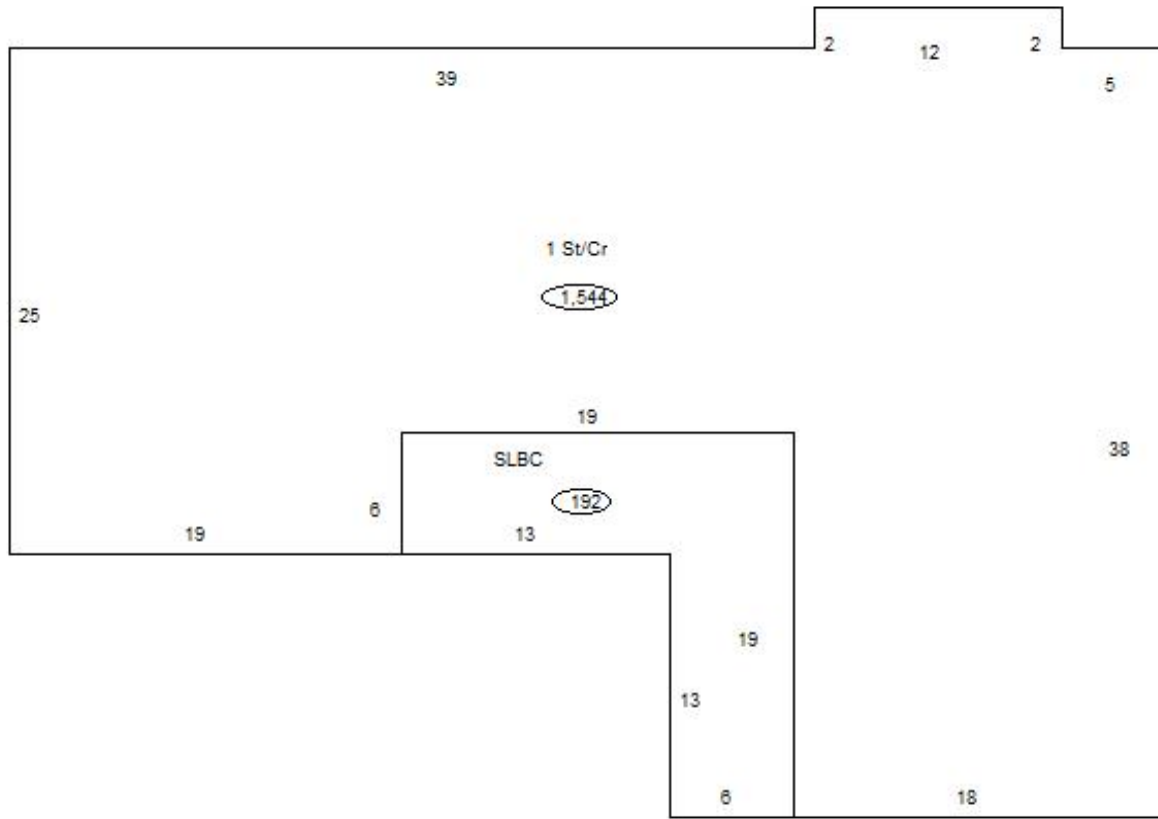
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Sketch Image

660001690



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	1,544	1.000	1,544
2	M	PRCH		10	SLBC	192	1.000	192
Total Building Area						1,544		1,544



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PCPT	Carport - Portable	18x20x8	Dirt	Formed Metal	360
	Qual 3	Cond 3	Year 2010	Eff Age 12		
		Valuation Summary	Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
		Base Cost (4.43 x 360)	1,595		1,595	1,595
	UTIL	SHOP BUILDING	24x30x8	Concrete	Formed Metal	720
	Qual 3	Cond 3	Year 2000	Eff Age 20		
		Valuation Summary	Modifier Total	RCN	Depr (49% Phys/ % Func)	RCNLD
		Base Cost (31.86 x 720)	22,939		22,939	11,240
						11,699