



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Time 03:19:44
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Assessment Data					Primary Image																																																																																																																				
Account 660002354 Parcel ID 000000-00-0-10429-001-0005 Cadastral ID 03-21-16-03540 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 260480 MCSWAIN, EVERETT L & SANDRA E 1000 E CHERYE LN CLAREMORE OK 74017-0000 Parcel Location Situs 01000 CHERYE LN Subdivision LAKE PARK ESTATES Lot/Block 0005 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 3 / 21 / 16 / 5 Neighborhood 1173 - R-V01-SE CLAREMORE School District S001 - CLAREMORE SCHOOLS																																																																																																																									
Legal Description Lot/Long: 36.33529417 -95.58669876																																																																																																																									
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Lot Data		Square-Foot - NBHD 1173 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	0.9572		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	41,694.00 x 1.80 = 75,049		
Factor Value			
Adjustments	1.0000		
Lot Value	75,049		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	R3 Res Nbhd 3
Style	100% 1 1/2 Story Finished
Exterior Wall	30% Veneer, Masonry 70% Frame, Siding, Wood
Base/Total Area	1,551 / 1,791
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,551
Fixture/RghIn	11 /
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	604 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1982 / 33

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	214,474	119.75	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	2		
Indicated Value	202,380		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	96.97	Total Misc Impr	+	9,315			
Roofing Adj	+ 4.28	Garage Cost	+	18,440			
Subfloor Adj	+ -2.00	Total RCN	=	243,678			
Heat/Cool Adj	+ 12.64	Depreciation (41%)	-	99,908			
Plumbing Adj	+ 8.67	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	143,770			
Adj Base Cost	= 120.56	Lot Value	+	75,049			
Total Area	x 1,791	Indicated Value	=	218,819			
Adjusted Cost	= 215,923	Value Per SqFt		122.18			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	143,770		
Lot Value	75,049		
Indicated Value	218,819	122.18	Per SqFt
Agland Value			
Site Improvements			
Total Value	218,819	122.18	Total Value Per SqFt

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
PRCH	SLAB PORCH - COVERED	6225		88	88	26.65		2,345
PATO	SLAB PORCH - OPEN	6226	12x10		120	11.29		1,355



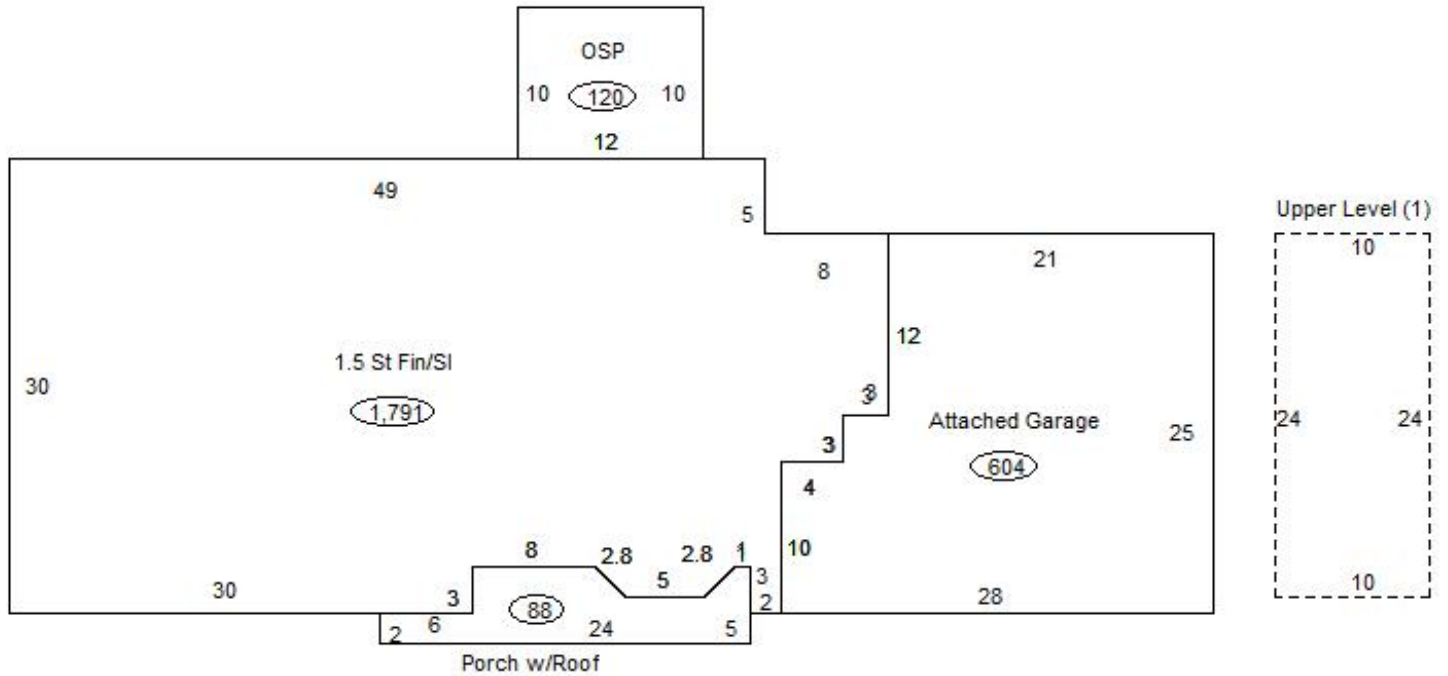
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/Sl	1,551	1.155	1,791
2	G	1		13	Attached Garage	604	1.000	604
3	M	PRCH		13	SLBC	88	1.000	88
4	M	PATO		13	Open Slab	120	1.000	120
5	U	^UL		13	Upper Level (1)	240	1.000	240
Total Building Area						1,551		1,791



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	0x0x0			
	Qual	2	Cond	Year	Eff Age	

Valuation Summary	Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
Base Cost (4.68 x)				