



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660002371 <b>Parcel ID</b> 000000-00-0-10429-002-0008 <b>Cadastral ID</b> 03-21-16-03710 <b>Property Type</b> REAL - Real Property <b>Property Class</b> URP VI Area 1 <b>Tax Area</b> 17 - CLAREMORE OT <b>Name ID</b> 256753 BRIM, LARRY DAVID II &  GINA LEAANN 2655 WEBER RD CLAREMORE OK 74017-0000																																																																																																																									
<b>Parcel Location</b> <b>Situs</b> 02655 WEBER RD <b>Subdivision</b> LAKE PARK ESTATES <b>Lot/Block</b> 0008 / 0002 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 3 / 21 / 16 / 5 <b>Neighborhood</b> 1173 - R-V01-SE CLAREMORE <b>School District</b> S001 - CLAREMORE SCHOOLS																																																																																																																									
<b>Legal Description</b> Lot/Long: 36.33203060 -95.58750878 LOT 8 BLOCK 2 LAKE PARK ESTATES					<b>Building Permits</b> <table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td>4015</td> <td>R12-DETACHED GARAGE/WORKSHOF</td> <td>07/2009</td> <td>08/2011</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	4015	R12-DETACHED GARAGE/WORKSHOF	07/2009	08/2011																																																																																																							
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Lot Data	Square-Foot - NBHD 1173 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> 1 <b>Non-Ag Acres</b> 0.8389 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> LAND QUALITY 0 0 <b>Method</b> Square-Foot <b>Base Lot Value</b> 36,543.00 x 1.80 = 65,777 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 65,777		
<b>Residential Data</b> <b>Type</b> 1 Single Family Residence <b>Condition</b> 3 - Average <b>Quality</b> 3.5 - Average <b>Architecture</b> R3 Res Nbhd 3 <b>Style</b> 100% One Story <b>Exterior Wall</b> 100% Veneer, Masonry <b>Base/Total Area</b> 3,285 / 3,285 <b>Style</b> 100% One Story <b>HVAC</b> 100% Warmed & Cooled Air <b>Roof Cover</b> 1 Composition Shingle <b>Area on Slab</b> 3,285 <b>Fixture/RghIn</b> 14 / <b>Bed/F/H Bath</b> 4 / 2.5 / <b>Basement Area</b> <b>Garage Type</b> 650 Attached Garage - Unfinished <b>Remodel</b> <b>Year/Eff Age</b> 1994 / 24		

GRM Approach	
<b>GRM Code</b>	
<b>Gross Rent</b>	0.00
<b>Indicated Value</b>	

Multiple Regression			
<b>MRA Code</b>	1	Test	
<b>Adjusted R</b>	0.8445		
<b>Indicated Value</b>	411,445	125.25	Per SqFt

Direct Comparables	
<b>Selection Model</b>	A Adam Test
<b>Adjustment Model</b>	1 2022 Residential
<b>Comparables</b>	5
<b>Indicated Value</b>	433,540 Per SqFt

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	328,728		
<b>Lot Value</b>	65,777		
<b>Indicated Value</b>	394,505	120.09	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>	30,000		
<b>Total Value</b>	424,505	129.23	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	103.88	<b>Total Misc Impr</b>	+ 21,488				
<b>Roofing Adj</b>	+ 4.96	<b>Garage Cost</b>	+ 24,544				
<b>Subfloor Adj</b>	+ -3.18	<b>Total RCN</b>	= 462,997				
<b>Heat/Cool Adj</b>	+ 14.47	<b>Depreciation ( 29%)</b>	- 134,269				
<b>Plumbing Adj</b>	+ 6.80	<b>Lump Sums</b>	+ 0				
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 328,728				
<b>Adj Base Cost</b>	= 126.93	<b>Lot Value</b>	+ 65,777				
<b>Total Area</b>	x 3,285	<b>Indicated Value</b>	= 394,505				
<b>Adjusted Cost</b>	= 416,965	<b>Value Per SqFt</b>	120.09				

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	6303	9x5		45	29.39		1,323
PRCH	SLAB PORCH - COVERED	6304	239		239	28.67		6,852
PRCH	SLAB PORCH - COVERED	6305	6x5		30	29.44		883
PATO	SLAB PORCH - OPEN	144872	38x10		380	9.76		3,709
PATO	SLAB PORCH - OPEN	144873	30x30		900	9.69		8,721





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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SG	SWIM-GUNITE				1
	Qual 3	Cond 3	Year 2005	Eff Age		

Valuation Summary	Modifier Total	RCN	Depr (% Phys/ % Func)	RCNLD
Base Cost (30,000.00 x 1)	30,000			
		30,000		30,000