



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 03:20:15
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Assessment Data					Primary Image																																																																																																																				
Account 660002377 Parcel ID 000000-00-0-10429-003-0006 Cadastral ID 03-21-16-03770 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 302732 CLIFTON, BRUCE A & CYNTHIA J 1005 E CHERYE LN CLAREMORE OK 74017-0000																																																																																																																									
Parcel Location Situs 01005 CHERYE LN Subdivision LAKE PARK ESTATES Lot/Block 0006 / 0003 Parcel Size 1 - Lots Sec/Twn/Rng 3 / 21 / 16 / 5 Neighborhood 1173 - R-V01-SE CLAREMORE School District S001 - CLAREMORE SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.33454005 -95.58644525					Building Permits <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>5096</td> <td>NEW HOME</td> <td>01/2001</td> <td>01/2001</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	5096	NEW HOME	01/2001	01/2001																																																																																																							
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Lot Data		Square-Foot - NBHD 1173 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	1.103		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	48,046.00 x 1.71 = 82,221		
Factor Value			
Adjustments	1.0000		
Lot Value	82,221		



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-3-28\IMG_006I 3/28/2023

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	R3 Res Nbhd 3
Style	100% 1 1/2 Story Finished
Exterior Wall	85% Veneer, Masonry 15% Frame, Siding, Wood
Base/Total Area	1,721 / 2,691
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,721
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 2.5 /
Basement Area	
Garage Type	805 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1998 / 21

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adjusted R	0.8445
Indicated Value	348,987 129.69 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	4
Indicated Value	396,950 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	275,944
Lot Value	82,221
Indicated Value	358,165 133.10 Per SqFt
Agland Value	
Site Improvements	
Total Value	358,165 133.10 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	97.96	Total Misc Impr	+ 9,642
Roofing Adj	+ 3.55	Garage Cost	+ 29,954
Subfloor Adj	+ -2.28	Total RCN	= 367,925
Heat/Cool Adj	+ 14.47	Depreciation (25%)	- 91,981
Plumbing Adj	+ 8.31	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 275,944
Adj Base Cost	= 122.01	Lot Value	+ 82,221
Total Area	x 2,691	Indicated Value	= 358,165
Adjusted Cost	= 328,329	Value Per SqFt	133.10

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	6336	110		110	29.17		3,209
PRCH	SLAB PORCH - COVERED	6337	224		224	28.72		6,433



Rogers

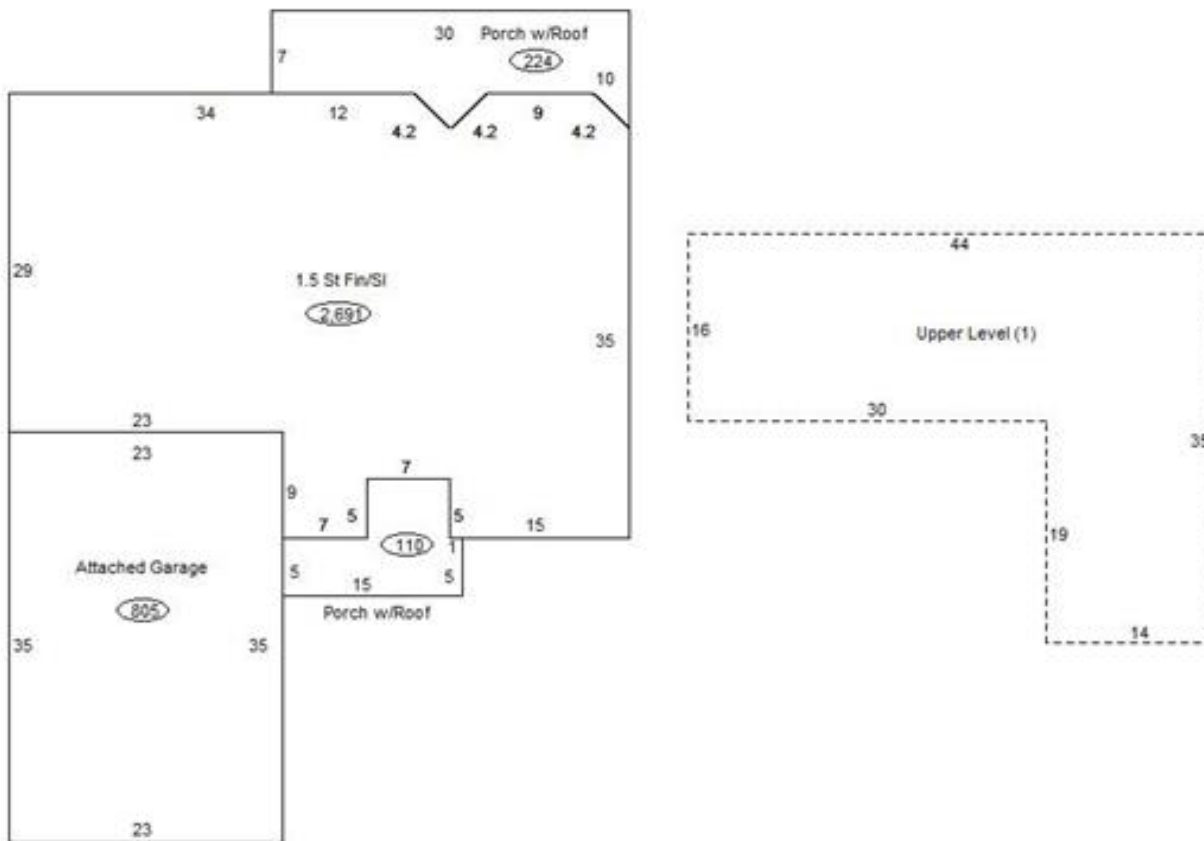
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Sketch Image

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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	1,721	1.564	2,691
2	G	1		13	Attached Garage	805	1.000	805
3	M	PRCH		13	SLBC	110	1.000	110
4	M	PRCH		13	SLBC	224	1.000	224
5	U	^UL		13	Upper Level (1)	970	1.000	970
Total Building Area						1,721		2,691



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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)					
	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)					