



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 03:20:17
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660002378 Parcel ID 000000-00-0-10429-003-0007 Cadastral ID 03-21-16-03780 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 328198 HUFF, BILLY & GINGER 1095 E CHERYE LN CLAREMORE OK 74017-0000 Parcel Location Situs 01095 CHERYE LN Subdivision LAKE PARK ESTATES Lot/Block 0007 / 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 Lot/Long: 36.33455863 -95.58562811																																																																																																																									
LOT 7 BLOCK 3 LAKE PARK ESTATES					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>5350</td> <td></td> <td>01/2001</td> <td>11/2001</td> <td></td> </tr> <tr> <td>2652</td> <td>ADD POOL</td> <td>11/2000</td> <td>09/2001</td> <td>18,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	5350		01/2001	11/2001		2652	ADD POOL	11/2000	09/2001	18,000																																																																																																	
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 Time 03:20:17
 Page 2

Lot Data	Square-Foot - NBHD 1173 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	0.9964	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	43,403.00 x 1.80 = 78,125	
Factor Value		
Adjustments	1.0000	
Lot Value	78,125	

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	70% Veneer, Masonry 30% Frame, Siding, Vinyl
Base/Total Area	1,968 / 3,519
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,968
Fixture/RghIn	20 /
Bed/F/H Bath	4 / 2.5 /
Basement Area	
Garage Type	900 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1999 / 20



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-3-28\IMG_006' 3/28/2023

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	486,727	138.31	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	1		
Indicated Value	69,290		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	92.93	Total Misc Impr	+	48,078			
Roofing Adj	+ 3.02	Garage Cost	+	33,489			
Subfloor Adj	+ -1.91	Total RCN	=	494,979			
Heat/Cool Adj	+ 14.47	Depreciation (23%)	-	113,845			
Plumbing Adj	+ 8.97	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	381,134			
Adj Base Cost	= 117.48	Lot Value	+	78,125			
Total Area	x 3,519	Indicated Value	=	459,259			
Adjusted Cost	= 413,412	Value Per SqFt		130.51			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	381,134		
Lot Value	78,125		
Indicated Value	459,259	130.51	Per SqFt
Agland Value			
Site Improvements	56,909		
Total Value	516,168	146.68	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		2	2	6,429.63		12,859
PRCH	SLAB PORCH - COVERED	3		735	735	27.31		20,073
PRCH	SLAB PORCH - COVERED	4		546	546	27.74		15,146



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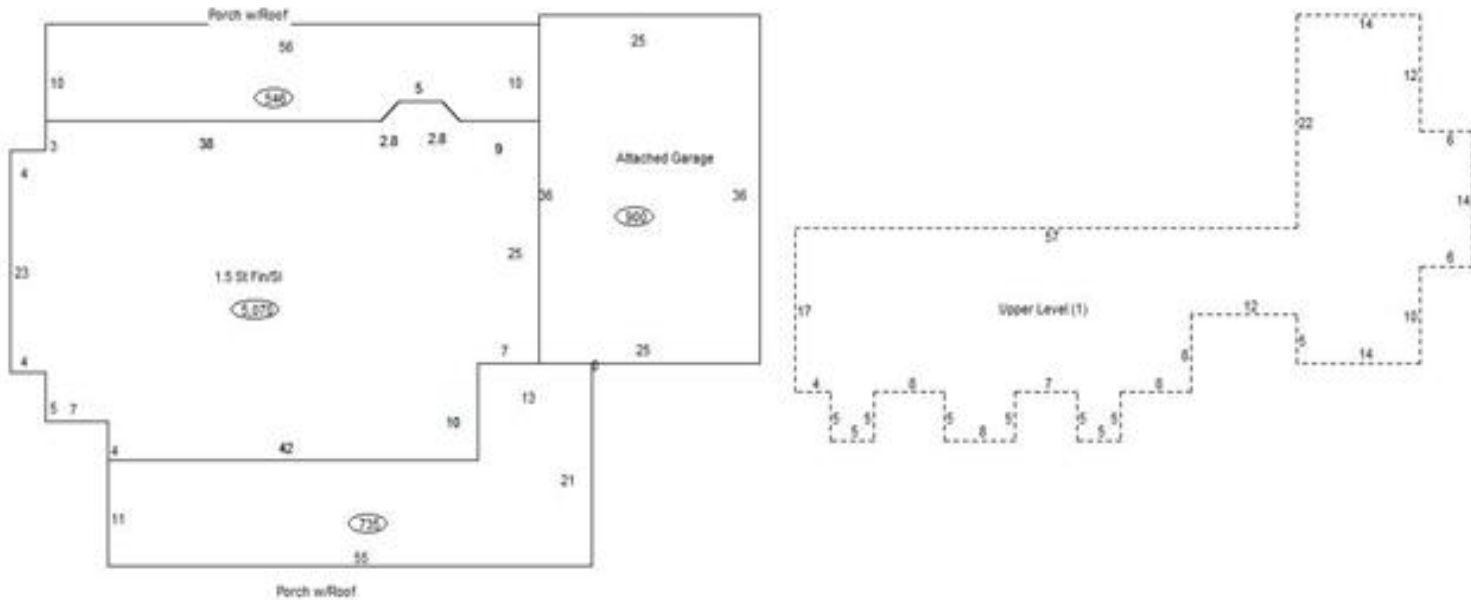
Date 04/17/2026

Time 03:20:17

Page 3

Sketch Image

660002378



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/SI	1,968	2.576	5,070
2	G	1		13	Attached Garage	900	1.000	900
3	M	SLBC		13	SLBC	735	1.000	735
4	M	SLBC		13	SLBC	546	1.000	546
5	U	^UL		13	Upper Level (1)	1,551	1.000	1,551
Total Building Area						1,968		5,070



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 Page 4

660002378

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	RPH	Res. Pool House	40x20x0			800
	Qual	6	Cond	Year	Eff Age	
	Valuation Summary		Modifier Total		RCN	Depr (0% Phys/ % Func)
		Base Cost (45.75 x 800)	36,600		36,600	36,600
	SG	SWIM-GUNITE	0x0x0			1
	Qual	3	Cond 3	Year	Eff Age	
	Valuation Summary		Modifier Total		RCN	Depr (35% Phys/ % Func)
		Base Cost (30,000.00 x 1)	30,000		30,000	19,500
	STF	STG FAIR	12x16x0			192
	Qual	2	Cond	Year	Eff Age	
	Valuation Summary		Modifier Total		RCN	Depr (10% Phys/ % Func)
		Base Cost (4.68 x 192)	899		899	809
	LT	LEAN-TO	0x0x0			
	Qual		Cond	Year	Eff Age	
	Valuation Summary		Modifier Total		RCN	Depr (10% Phys/ % Func)
		Base Cost (2.92 x)				