



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
 Time 16:03:08  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660002384 <b>Parcel ID</b> 000000-00-0-10429-003-0013 <b>Cadastral ID</b> 03-21-16-03840 <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> 94094 TRIPP, JOHN G & KAREN K  TRUSTEES 1205 EASY ST CLAREMORE OK 74017-0000  <b>Parcel Location</b> <b>Situs</b> 01205 EASY ST <b>Subdivision</b> LAKE PARK ESTATES <b>Lot/Block</b> 0013 / 0003 Parcel Size 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: 36.33314971 -95.58408149																																																																																																																									
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Lot Data	Square-Foot - NBHD 1173 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	1.0234	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	44,579.00 x 1.78 = 79,274	
Factor Value		
Adjustments	1.0000	
Lot Value	79,274	

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	100% Veneer, Masonry
Base/Total Area	2,496 / 2,784
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,496
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.5 /
Basement Area	
Garage Type	528 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1980 / 35



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-3-28\IMG\_007 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	315,630	113.37	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	5		
Indicated Value	308,280		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	99.57	Total Misc Impr	+	8,911			
Roofing Adj	+ 4.63	Garage Cost	+	20,766			
Subfloor Adj	+ -3.03	Total RCN	=	374,002			
Heat/Cool Adj	+ 14.47	Depreciation ( 43%)	-	160,821			
Plumbing Adj	+ 8.04	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	213,181			
Adj Base Cost	= 123.68	Lot Value	+	79,274			
Total Area	x 2,784	Indicated Value	=	292,455			
Adjusted Cost	= 344,325	Value Per SqFt		105.05			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	213,181		
Lot Value	79,274		
Indicated Value	292,455	105.05	Per SqFt
Agland Value			
Site Improvements	2,611		
Total Value	295,066	105.99	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	6,429.63		6,430
PATO	SLAB PORCH - OPEN	6371		4x2	8	12.93		103
PATO	SLAB PORCH - OPEN	6372		20x10	200	11.89		2,378



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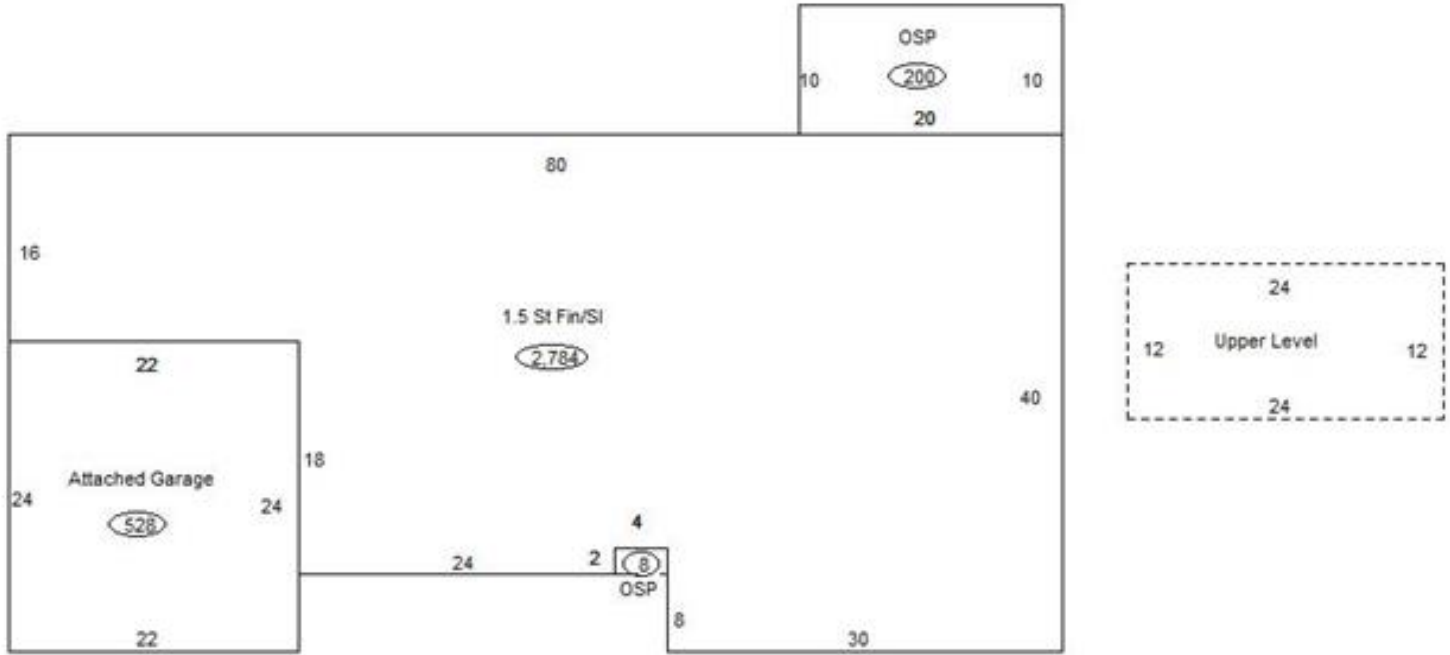
Date 04/17/2026

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### Sketch Image

660002384



### 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	2,496	1.115	2,784
2	G	1		13	Attached Garage	528	1.000	528
3	U	^UL	Overhang	13	Upper Level	288	1.000	288
4	M	PATO		13	Open Slab	8	1.000	8
5	M	PATO		13	Open Slab	200	1.000	200
<b>Total Building Area</b>						2,496		2,784



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	DTGF	DETACHED GARAGE FAIR	0x0x0			192
	Qual 2	Cond 3	Year	Eff Age		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (15% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (16.00 x 192)		3,072		3,072 461		2,611