



# 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> 660002386 <b>Parcel ID</b> 000000-00-0-10429-003-0015 <b>Cadastral ID</b> 03-21-16-03860 <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> 347590 MCCUTCHAN, PAULA & JAMIE ROLF  1295 EASY ST CLAREMORE OK 74017-0000  <b>Parcel Location</b> <b>Situs</b> 01295 EASY ST <b>Subdivision</b> LAKE PARK ESTATES <b>Lot/Block</b> 0015 / 0003 <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: 36.33313840 -95.58310401																																																																																																																									
<b>Legal Description</b> LOT 15 BLOCK 3 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> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																																																											
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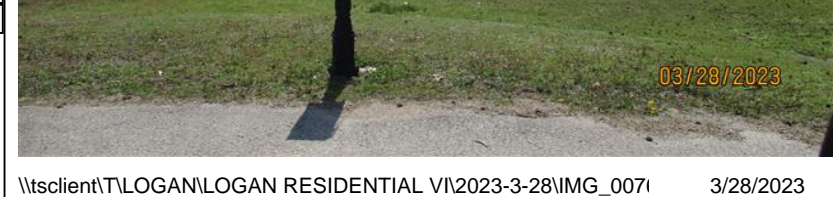
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Lot Data	Square-Foot - NBHD 1173 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	0.9997	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	43,545.00 x 1.80 = 78,381	
Factor Value		
Adjustments	1.6780	
Lot Value	131,525	

Residential Data	
Type	1 Single Family Residence
Condition	3.5 - Average
Quality	4 - Good
Architecture	R3 Res Nbhd 3
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,728 / 2,868
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,728
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.5 /
Basement Area	
Garage Type	576 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1979 / 32



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-3-28\IMG\_007I 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	372,267	129.80	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	5		
Indicated Value	333,750		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	103.29	Total Misc Impr	+	9,472			
Roofing Adj	+ 5.46	Garage Cost	+	27,101			
Subfloor Adj	+ -4.23	Total RCN	=	408,294			
Heat/Cool Adj	+ 16.31	Depreciation ( 40%)	-	163,318			
Plumbing Adj	+ 8.78	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	244,976			
Adj Base Cost	= 129.61	Lot Value	+	131,525			
Total Area	x 2,868	Indicated Value	=	376,501			
Adjusted Cost	= 371,721	Value Per SqFt		131.28			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	244,976		
Lot Value	131,525		
Indicated Value	376,501	131.28	Per SqFt
Agland Value			
Site Improvements	13,500		
Total Value	390,001	135.98	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	7,243.87		7,244
PRCH	SLAB PORCH - COVERED	6380	8x2		16	33.14		530
PATO	SLAB PORCH - OPEN	6381	15x8		120	14.15		1,698



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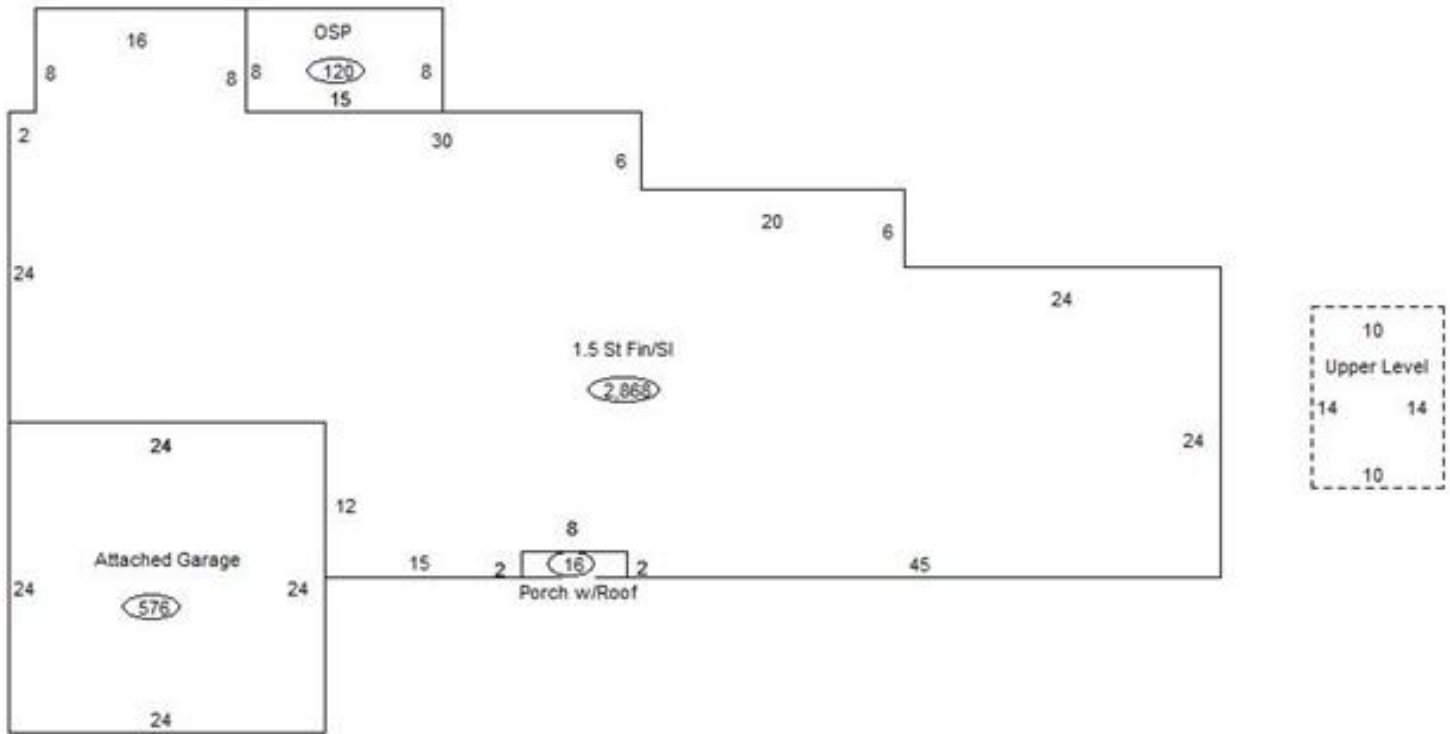
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### Sketch Image

660002386



### 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	2,728	1.051	2,868
2	G	1		13	Attached Garage	576	1.000	576
3	U	^UL	Overhang	13	Upper Level	140	1.000	140
4	M	PRCH		13	SLBC	16	1.000	16
5	M	PATO		13	Open Slab	120	1.000	120
<b>Total Building Area</b>						<b>2,728</b>		<b>2,868</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SG	SWIM-GUNITE	0x0x0			1
	Qual 3	Cond 3	Year	Eff Age		
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (55% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (30,000.00 x 1)	30,000	30,000	16,500	13,500
	STF	STG FAIR	0x0x0			
	Qual 2	Cond	Year	Eff Age		
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (0% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (4.68 x )				