



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																																																																																				
Account 660002387 Parcel ID 21N16E-03-3-00000-000-0000 Cadastral ID 03-21-16-03900 Property Type REAL - Real Property Property Class UR VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 339194 ROSE, GLORIA J SEPARATE PROPERTY TRUST 1420 N SIOUX AVE CLAREMORE OK 74017-0000 Parcel Location Situs 01420 N SIOUX AVE Subdivision Lot/Block / Parcel Size .51 - Acres Sec/Twn/Rng 3 / 21 / 16 / 3 Neighborhood 2116 - UNPLATTED School District S001 - CLAREMORE SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.32289586 -95.59639943 N 85' S 438' W 264' SW SW SW																																																																																																																									
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Lot Data	Square-Foot - NBHD 2116 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 0.4749 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 20,686.00 x .88 = 18,204 Factor Value Adjustments 5.1453 Lot Value 93,665		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,102 / 2,102
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	10 /
Bed/F/H Bath	3 / 2.5 /
Basement Area	
Garage Type	460 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1966 / 45



\\tsclient\TLOGAN\LOGAN RESIDENTIAL VI\2023-3-30\IMG_001 3/30/2023

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	210,758	100.27	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	NewTest
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025			
Base Cost	106.27	Total Misc Impr	+ 20,201				
Roofing Adj	+ 4.64	Garage Cost	+ 14,968				
Subfloor Adj	+ 0.00	Total RCN	= 309,039				
Heat/Cool Adj	+ 12.64	Depreciation (50%)	- 154,520				
Plumbing Adj	+ 6.74	Lump Sums	+ 3,406				
Basement Adj	+ 0.00	RCNLD	= 157,925				
Adj Base Cost	= 130.29	Lot Value	+ 93,665				
Total Area	x 2,102	Indicated Value	= 251,590				
Adjusted Cost	= 273,870	Value Per SqFt	119.69				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	157,925		
Lot Value	93,665		
Indicated Value	251,590	119.69	Per SqFt
Agland Value			
Site Improvements	589		
Total Value	252,179	119.97	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	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	6384	14x4		56	26.75		1,498
EPSW	ENCLOSED PORCH - SOLID WALL	6385	21x9		189	69.25		13,088
WODO	WOOD DECK - OPEN	6386	446		446	16.97	55%	3,406



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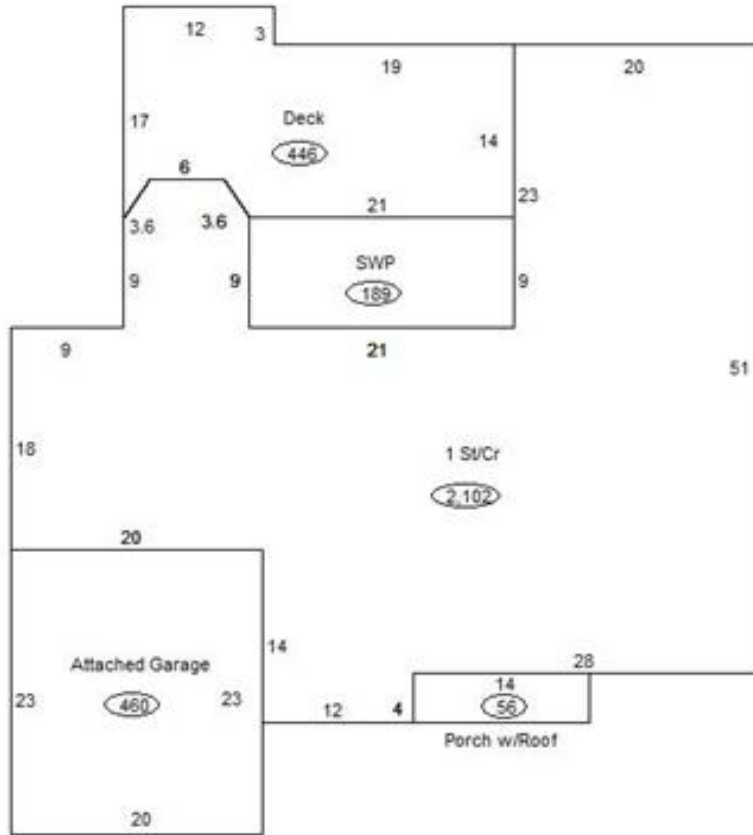
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Sketch Image

660002387



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	2,102	1.000	2,102
2	G	1		13	Attached Garage	460	1.000	460
3	M	PRCH		13	SLBC	56	1.000	56
4	M	EPSW		13	EPSW	189	1.000	189
5	M	WODO		13	WODO	446	1.000	446
Total Building Area						2,102		2,102



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	12x14x0			168
	Qual	2	Cond	Year	Eff Age	
Valuation Summary		Modifier Total		RCN	Depr (25% Phys/ % Func)	RCNLD
Base Cost (4.68 x 168)		786		786	197	589