



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 03:23:10
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Assessment Data					Primary Image																																																																																																																				
Account 660003023 Parcel ID 000000-00-0-10365-001-0006 Cadastral ID 04-21-16-00130 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 64654 WATSON, LESTER R 322 E 15TH CLAREMORE OK 74017-0000 Parcel Location Situs 00322 E 15TH ST N Subdivision PATTERSON HEIGHTS Lot/Block 0006 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 4 / 21 / 16 / 5 Neighborhood 1172 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS					<p>\\tsclient\T\TOMMY DUNLAP\New folder (163)\IMG_0022.JPG 4/3/2023</p>																																																																																																																				
Legal Description Lat/Long: 36.32374935 -95.59840974 E 47.3' OF LOT 6 & W 52.7' OF LOT 5 BLOCK 1 PATTERSON HEIGHTS																																																																																																																									
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Lot Data	Square-Foot - NBHD 1172 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	0.2993	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	13,036.00 x 5.14 = 67,037	
Factor Value		
Adjustments	1.0000	
Lot Value	67,037	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	R3 Res Nbhd 3
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,247 / 2,247
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	602 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1959 / 50



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	200,306	89.14	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	264,970		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	98.19	Total Misc Impr	+	4,065			
Roofing Adj	+ 4.16	Garage Cost	+	15,833			
Subfloor Adj	+ 1.09	Total RCN	=	288,549			
Heat/Cool Adj	+ 11.47	Depreciation (57%)	-	164,473			
Plumbing Adj	+ 4.65	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	124,076			
Adj Base Cost	= 119.56	Lot Value	+	67,037			
Total Area	x 2,247	Indicated Value	=	191,113			
Adjusted Cost	= 268,651	Value Per SqFt		85.05			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	124,076		
Lot Value	67,037		
Indicated Value	191,113	85.05	Per SqFt
Agland Value			
Site Improvements			
Total Value	191,113	85.05	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	7621	20x5		100	23.95		2,395
PATO	SLAB PORCH - OPEN	7622	18x9		162	10.31		1,670



Rogers

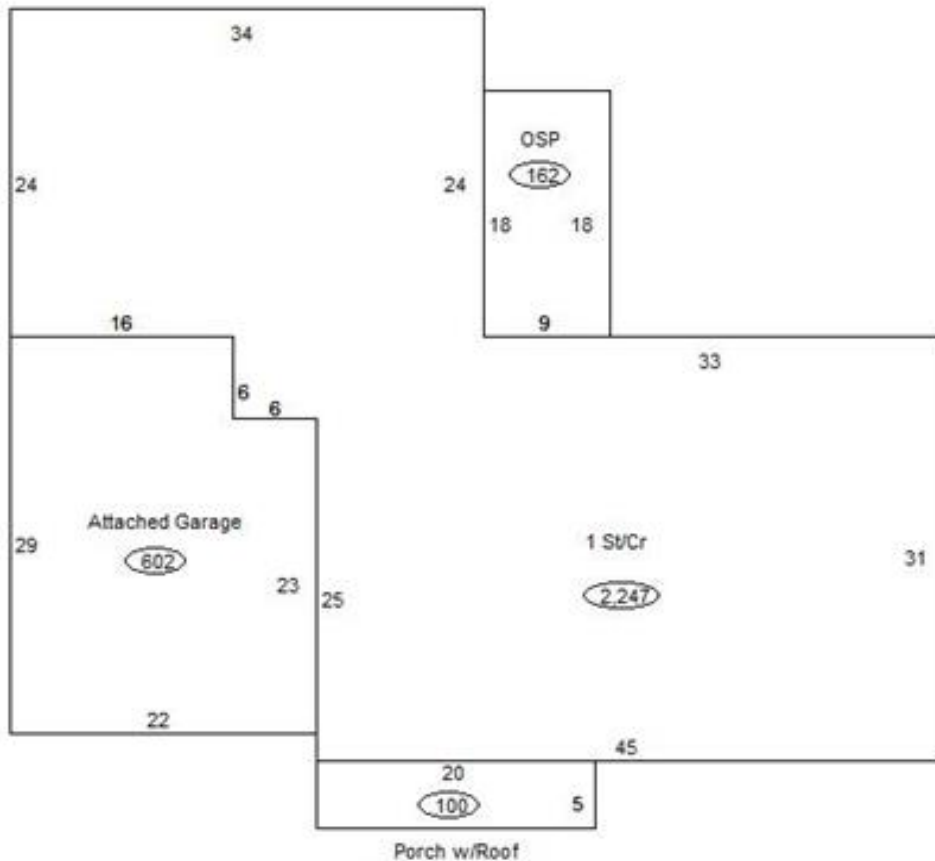
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Sketch Image

660003023



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	2,247	1.000	2,247
2	G	1		13	Attached Garage	602	1.000	602
3	M	PRCH		13	SLBC	100	1.000	100
4	M	PATO		13	Open Slab	162	1.000	162
Total Building Area						2,247		2,247