



# 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> 660003031 <b>Parcel ID</b> 000000-00-0-10365-002-0003 <b>Cadastral ID</b> 04-21-16-00210 <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> 304926 SANDECKI, RAYMOND  331 E 15TH ST CLAREMORE OK 74017-3103  <b>Parcel Location</b> <b>Situs</b> 00331 E 15TH ST N <b>Subdivision</b> PATTERSON HEIGHTS <b>Lot/Block</b> 0003 / 0002 Parcel Size 1 - Lots <b>Sec/Twn/Rng</b> 4 / 21 / 16 / 5 <b>Neighborhood</b> 1172 - R-V01-SW CLAREMORE <b>School District</b> S001 - CLAREMORE SCHOOLS					<p>\\tsclient\T\TOMMY DUNLAP\New folder (163)\IMG_0036.JPG 4/3/2023</p>																																																																																																																				
<b>Legal Description</b> Lot/Long: 36.32324484 -95.59777089 LOT 3 BLOCK 2 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	0.2332	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	10,160.00 x 5.15 = 52,324	
Factor Value		
Adjustments	1.0000	
Lot Value	52,324	

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	80% Frame, Siding, Vinyl 20% Veneer, Masonry
Base/Total Area	1,330 / 1,330
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	294 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1961 / 49

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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	118,111	88.81	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	138,440		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	79,957		
Lot Value	52,324		
Indicated Value	132,281	99.46	Per SqFt
Agland Value			
Site Improvements			
Total Value	132,281	99.46	Total Value Per SqFt

Cost Approach				Manual : 01/2025	
Base Cost	99.87	Total Misc Impr	+	6,177	
Roofing Adj	+ 4.54	Garage Cost	+	9,426	
Subfloor Adj	+ 1.17	Total RCN	=	181,720	
Heat/Cool Adj	+ 11.47	Depreciation ( 56%)	-	101,763	
Plumbing Adj	+ 7.85	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	79,957	
Adj Base Cost	= 124.90	Lot Value	+	52,324	
Total Area	x 1,330	Indicated Value	=	132,281	
Adjusted Cost	= 166,117	Value Per SqFt		99.46	

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	7651	20x4		80	24.02		1,922
PRCH	SLAB PORCH - COVERED	7652	15x12		180	23.64		4,255



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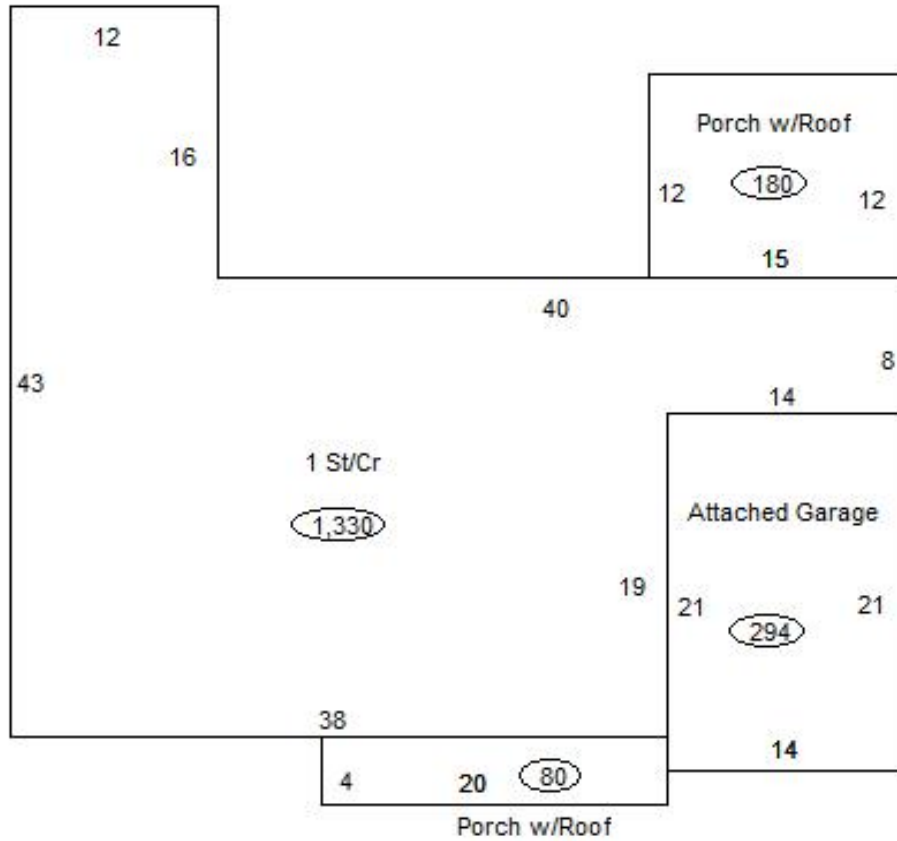
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### Sketch Image

660003031



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	1,330	1.000	1,330
2	G	1		13	Attached Garage	294	1.000	294
3	M	PRCH		13	SLBC	80	1.000	80
4	M	PRCH		13	SLBC	180	1.000	180
<b>Total Building Area</b>						1,330		1,330



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	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 )					
	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 )					