




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 03:23:25
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660003034 Parcel ID 000000-00-0-10365-002-0007 Cadastral ID 04-21-16-00240 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 321148 BABB, KRISTI S 1426 N DOROTHY AVE CLAREMORE OK 74017-0000 Parcel Location Situs 01426 N DOROTHY AVE Subdivision PATTERSON HEIGHTS Lot/Block 0007 / 0002 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 (165)\IMG_0001.JPG 4/5/2023</p>																																																																																																																				
Legal Description Lat/Long: 36.32328381 -95.59869200 N 24.35' OF LOT 7 & ALL LOT 6 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	0.3	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	13,070.00 x 5.14 = 67,119	
Factor Value		
Adjustments	1.0000	
Lot Value	67,119	

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	1,798 / 1,798
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	7 /
Bed/F/H Bath	3 / 1.5 /
Basement Area	
Garage Type	651 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1961 / 49



GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	178,726	99.40	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	230,580		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	95.85	Total Misc Impr	+	7,238			
Roofing Adj	+ 4.07	Garage Cost	+	16,952			
Subfloor Adj	+ 1.09	Total RCN	=	235,653			
Heat/Cool Adj	+ 11.47	Depreciation (56%)	-	131,966			
Plumbing Adj	+ 5.13	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	103,687			
Adj Base Cost	= 117.61	Lot Value	+	67,119			
Total Area	x 1,798	Indicated Value	=	170,806			
Adjusted Cost	= 211,463	Value Per SqFt		95.00			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	103,687		
Lot Value	67,119		
Indicated Value	170,806	95.00	Per SqFt
Agland Value			
Site Improvements			
Total Value	170,806	95.00	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	7664	25x5		125	23.86		2,983
PRCH	SLAB PORCH - COVERED	7665	15x12		180	23.64		4,255



Rogers

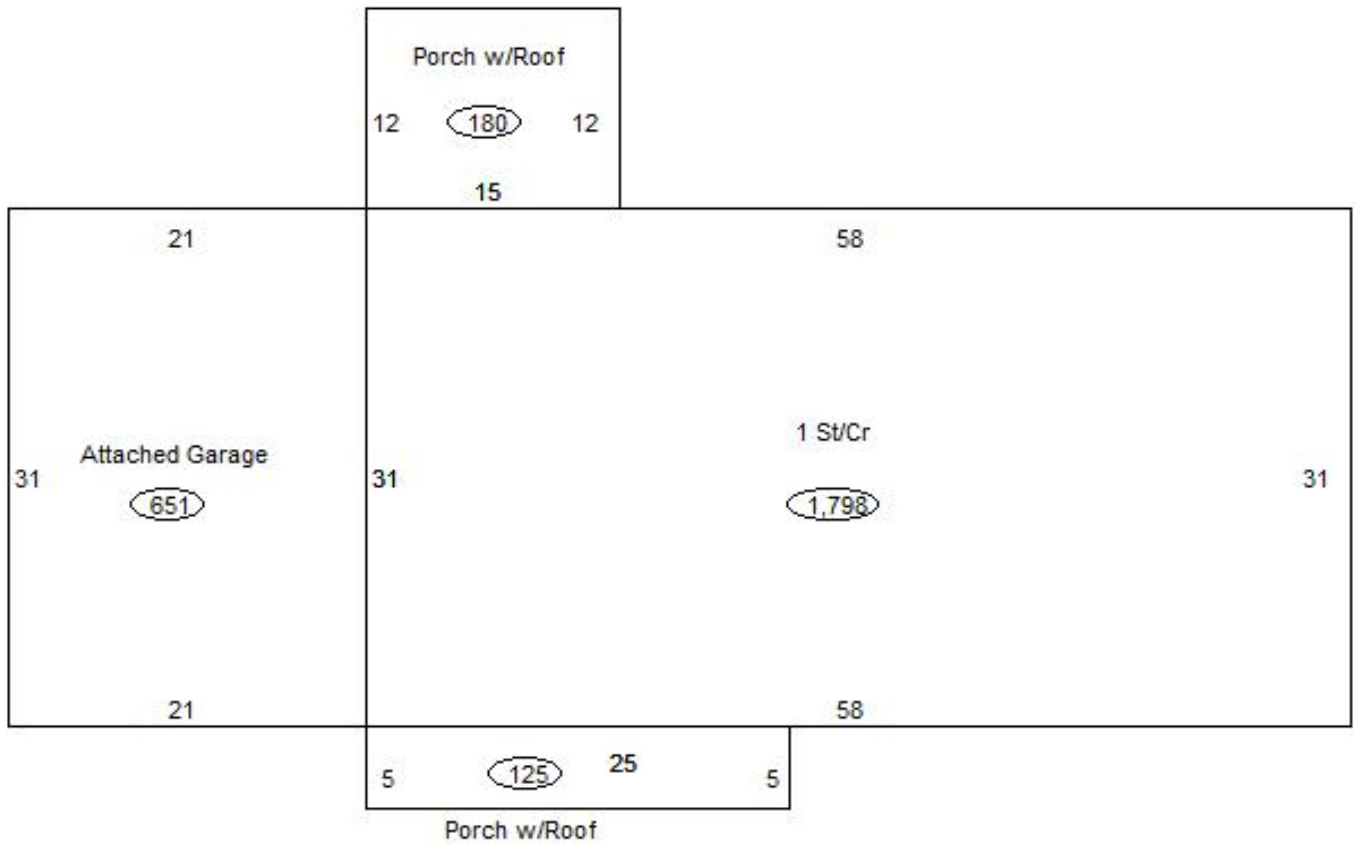
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Sketch Image

660003034



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	1,798	1.000	1,798
2	G	1		13	Attached Garage	651	1.000	651
3	M	PRCH		13	SLBC	125	1.000	125
4	M	PRCH		13	SLBC	180	1.000	180
Total Building Area						1,798		1,798