



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Time 03:23:45
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Assessment Data					Primary Image																																																																																																																				
Account 660003051 Parcel ID 000000-00-0-10365-003-0012 Cadastral ID 04-21-16-00410 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 146344 GIBB, PAUL KEITH & KAREN MICHELLE GARD 1417 N DOROTHY CLAREMORE OK 74017-0000 Parcel Location Situs 01417 N DOROTHY AVE Subdivision PATTERSON HEIGHTS Lot/Block 0012 / 0003 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_0039.JPG 4/5/2023</p>																																																																																																																				
Legal Description Lat/Long: 36.32295668 -95.59926234 LOT 12 BLOCK 3 PATTERSON HEIGHTS																																																																																																																									
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Lot Data	Square-Foot - NBHD 1172 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	12750	
Non-Ag Acres	0.2543	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	11,076.00 x 5.15 = 57,041	
Factor Value		
Adjustments	1.0000	
Lot Value	57,041	

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	25% Veneer, Masonry 75% Frame, Siding, Vinyl
Base/Total Area	1,510 / 1,510
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	400 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1960 / 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	137,831	91.28	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	169,570		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	95.31	Total Misc Impr	+	2,866			
Roofing Adj	+ 4.35	Garage Cost	+	11,700			
Subfloor Adj	+ 1.21	Total RCN	=	194,649			
Heat/Cool Adj	+ 11.47	Depreciation (57%)	-	110,950			
Plumbing Adj	+ 6.92	Lump Sums	+	1,983			
Basement Adj	+ 0.00	RCNLD	=	85,682			
Adj Base Cost	= 119.26	Lot Value	+	57,041			
Total Area	x 1,510	Indicated Value	=	142,723			
Adjusted Cost	= 180,083	Value Per SqFt		94.52			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	85,682		
Lot Value	57,041		
Indicated Value	142,723	94.52	Per SqFt
Agland Value			
Site Improvements			
Total Value	142,723	94.52	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	7732	20x6		120	23.88		2,866
WODO	WOOD DECK - OPEN	144907	12x8		96	25.82	20%	1,983



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Sketch Image

660003051



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	1,510	1.000	1,510
2	G	1		13	Attached Garage	400	1.000	400
3	M	PRCH		13	SLBC	120	1.000	120
4	M	WODO		13	WODO	96	1.000	96
Total Building Area						1,510		1,510