



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 15:59:37
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Assessment Data					Primary Image																																																																																																																				
Account 660003069 Parcel ID 000000-00-0-10070-002-0006 Cadastral ID 04-21-16-00600 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 271582 HEARTLAND PROPERTIES LLC DON BROWN 25356 S 4170 RD CLAREMORE OK 74019-0000 Parcel Location Situs 01212 N CHERRINGTON AVE Subdivision CHERRY ACRES Lot/Block 0006 / 0002 Parcel Size 1 - Lots Sec/Twn/Rng 4 / 21 / 16 / 5 Neighborhood 1162 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS					<p>\\tsclient\T\TOMMY DUNLAP\New folder (165)\IMG_0063.JPG 4/5/2023</p>																																																																																																																				
Legal Description Lat/Long: 36.32238759 -95.60597174 LOT 6 BLOCK 2 CHERRY ACRES																																																																																																																									
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Lot Data		Square-Foot - NBHD 1162 #1	
Lot Size			
Lot Count	1		
Units Buildable	1		
Non-Ag Acres	0.2449		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	10,666.00 x 5.45 = 58,130		
Factor Value			
Adjustments	1.0000		
Lot Value	58,130		



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Residential Data	
Type	1 Single Family Residence
Condition	1.5 - Low
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	90% Frame, Siding, Wood 10% Veneer, Masonry
Base/Total Area	984 / 984
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	4 /
Bed/F/H Bath	3 / 1.0 /
Basement Area	
Garage Type	273 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1964 / 75

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	92,812	94.32	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	1		
Indicated Value	46,700		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	100.87	Total Misc Impr	+ 11,657				
Roofing Adj	+ 4.51	Garage Cost	+ 7,581				
Subfloor Adj	+ 2.67	Total RCN	= 140,703				
Heat/Cool Adj	+ 10.30	Depreciation (80%)	- 112,562				
Plumbing Adj	+ 5.09	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 28,141				
Adj Base Cost	= 123.44	Lot Value	+ 58,130				
Total Area	x 984	Indicated Value	= 86,271				
Adjusted Cost	= 121,465	Value Per SqFt	87.67				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	28,141		
Lot Value	58,130		
Indicated Value	86,271	87.67	Per SqFt
Agland Value			
Site Improvements	7,452		
Total Value	93,723	95.25	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	7772	16x4		64	21.09		1,350
PRCH	SLAB PORCH - COVERED	7773	22x14		308	20.34		6,265
PATO	SLAB PORCH - OPEN	7774	31x17		527	7.67		4,042



Rogers

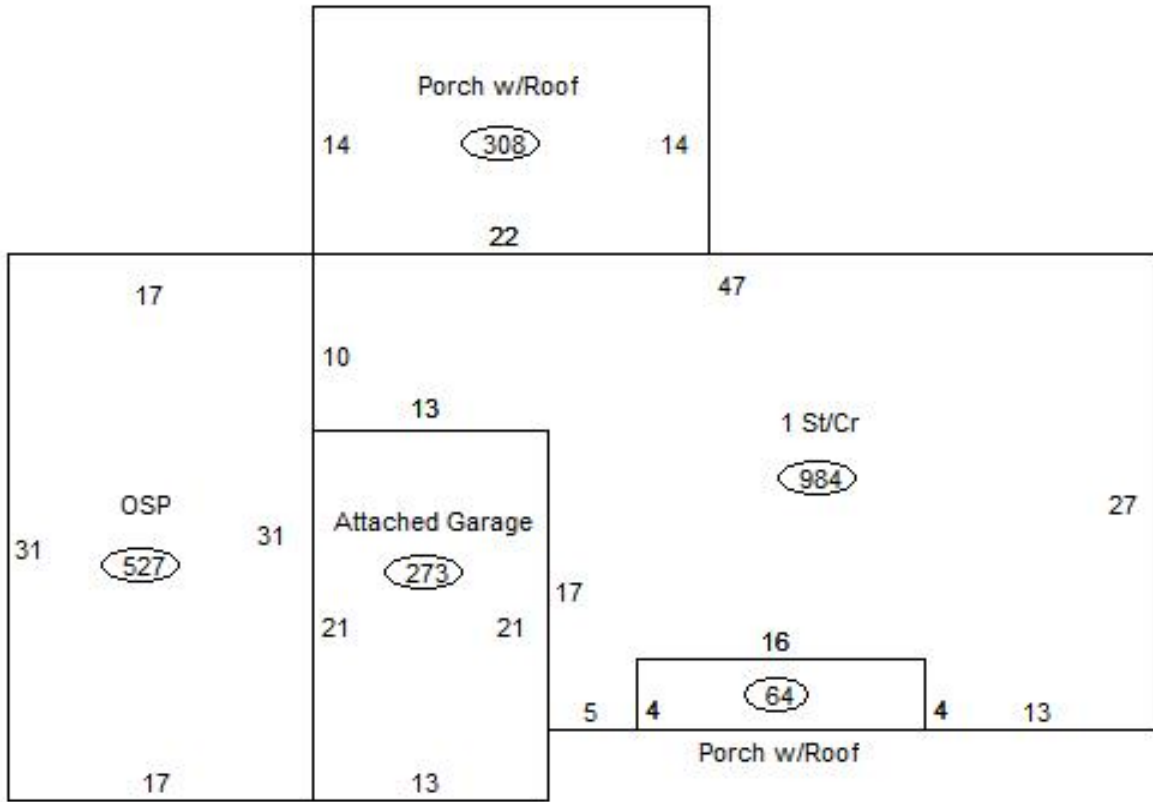
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Sketch Image

660003069



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	984	1.000	984
2	G	1		13	Attached Garage	273	1.000	273
3	M	PRCH		13	SLBC	64	1.000	64
4	M	PRCH		13	SLBC	308	1.000	308
5	M	PATO		13	Open Slab	527	1.000	527
Total Building Area						984		984



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	16x10x0			160
	Qual 2	Cond	Year	2019	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
	Base Cost (4.68 x 160)	749		749		749
	LT	LEAN-TO	0x0x0			288
	Qual 3	Cond 3	Year		Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (45% Phys/ % Func)	RCNLD
	Base Cost (2.92 x 288)	841		841	378	463
	DTGF	DETACHED GARAGE FAIR	0x0x0			600
	Qual 2	Cond 3	Year		Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (35% Phys/ % Func)	RCNLD
	Base Cost (16.00 x 600)	9,600		9,600	3,360	6,240