



# 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> 660003176 <b>Parcel ID</b> 000000-00-0-10240-001-0005 <b>Cadastral ID</b> 04-21-16-03580 <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> 69984 WHEELER, JUDY K  TRUSTEE 316 E 17TH CLAREMORE OK 74017-0000  <b>Parcel Location</b> <b>Situs</b> 00316 E 17TH ST N <b>Subdivision</b> MARLAR <b>Lot/Block</b> 0005 / 0001 <b>Parcel Size</b> 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																																																																																																																									
<b>Legal Description</b> Lat/Long: 36.32528882 -95.59852444																																																																																																																									
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Lot Data		Square-Foot - NBHD 1172 #1	
Lot Size			
Lot Count	1		
Units Buildable	1		
Non-Ag Acres	0.2656		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	11,567.00 x 5.15 = 59,570		
Factor Value			
Adjustments	1.0000		
Lot Value	59,570		



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	50% Veneer, Masonry 50% Frame, Siding, Vinyl
Base/Total Area	1,946 / 1,946
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	420 Carport - Gable Roof
Remodel	
Year/Eff Age	1967 / 44

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	172,541	88.66	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	218,690		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	96.96	Total Misc Impr	+ 25,425
Roofing Adj	+ 5.03	Garage Cost	+ 3,402
Subfloor Adj	+ 1.11	Total RCN	= 262,211
Heat/Cool Adj	+ 11.47	Depreciation ( 52%)	- 136,350
Plumbing Adj	+ 5.36	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 125,861
Adj Base Cost	= 119.93	Lot Value	+ 59,570
Total Area	x 1,946	Indicated Value	= 185,431
Adjusted Cost	= 233,384	Value Per SqFt	95.29

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	125,861		
Lot Value	59,570		
Indicated Value	185,431	95.29	Per SqFt
Agland Value			
Site Improvements	472		
Total Value	185,903	95.53	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,095.98		5,096
PRCH	SLAB PORCH - COVERED	8134	20x5		100	23.95		2,395
PRCH	SLAB PORCH - COVERED	8135	21x10		210	23.53		4,941
EPSW	ENCLOSED PORCH - SOLID WALL	8136	21x10		210	61.87		12,993



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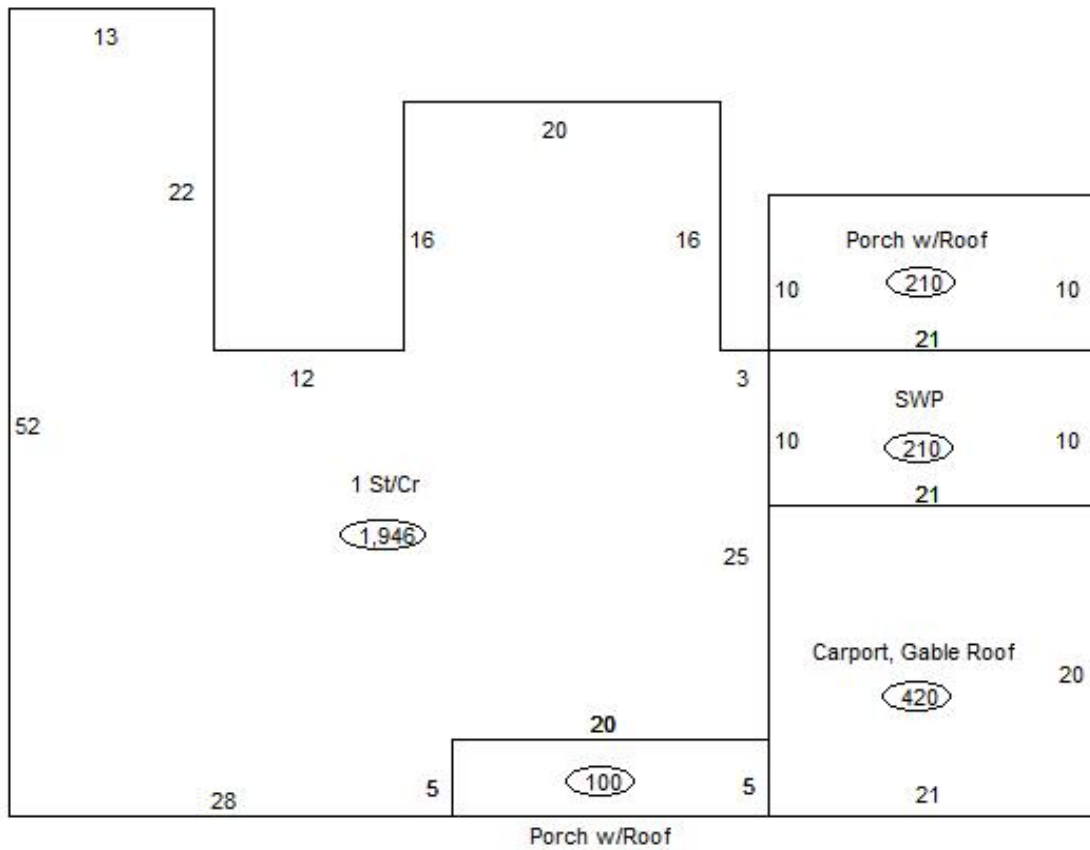
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### Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	G	3		13	Carport, Gable Roof	420	1.000	420
2	M	PRCH		13	SLBC	100	1.000	100
3	M	PRCH		13	SLBC	210	1.000	210
4	M	EPSW		13	EPSW	210	1.000	210
5	R	1	Crawl	13	1 St/Cr	1,946	1.000	1,946
<b>Total Building Area</b>						1,946		1,946



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	0x0x0			144
	Qual	2	Cond 3	Year	Eff Age	
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (30% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (4.68 x 144)		674		674	202	472