



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
Time 03:26:15  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660003183 <b>Parcel ID</b> 000000-00-0-10240-002-0001 <b>Cadastral ID</b> 04-21-16-03650 <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> 329289 SPEER, DAVID L & MELISSA D  331 E 17TH ST CLAREMORE OK 74017-0000  <b>Parcel Location</b> <b>Situs</b> 00331 E 17TH ST N <b>Subdivision</b> MARLAR <b>Lot/Block</b> 0001 / 0002 <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: 36.32493017 -95.59746011																																																																																																																									
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Lot Data	Square-Foot - NBHD 1172 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> 1 <b>Units Buildable</b> 1 <b>Non-Ag Acres</b> 0.2863 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> LAND QUALITY 0 0 <b>Method</b> Square-Foot <b>Base Lot Value</b> 12,469.00 x 5.15 = 64,215 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 64,215		<p style="text-align: right; color: orange;">04/10/2023</p> <p>\\tsclient\T\TOMMY DUNLAP\New folder (167)\IMG_0061.JPG 4/10/2023</p>

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	3 - Average
<b>Architecture</b>	
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	100% Veneer, Masonry
<b>Base/Total Area</b>	2,288 / 2,288
<b>Style</b>	100% One Story
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	2,288
<b>Fixture/RghIn</b>	8 /
<b>Bed/F/H Bath</b>	3 / 2.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	552 Attached Garage - Unfinished
<b>Remodel</b>	
<b>Year/Eff Age</b>	1966 / 45

Cost Approach		Manual : 01/2025	
<b>Base Cost</b>	104.58	<b>Total Misc Impr</b>	+ 30,190
<b>Roofing Adj</b>	+ 4.57	<b>Garage Cost</b>	+ 17,211
<b>Subfloor Adj</b>	+ -2.19	<b>Total RCN</b>	= 332,554
<b>Heat/Cool Adj</b>	+ 12.64	<b>Depreciation ( 50%)</b>	- 166,277
<b>Plumbing Adj</b>	+ 5.03	<b>Lump Sums</b>	+ 0
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 166,277
<b>Adj Base Cost</b>	= 124.63	<b>Lot Value</b>	+ 64,215
<b>Total Area</b>	x 2,288	<b>Indicated Value</b>	= 230,492
<b>Adjusted Cost</b>	= 285,153	<b>Value Per SqFt</b>	100.74

GRM Approach	
<b>GRM Code</b>	
<b>Gross Rent</b>	0.00
<b>Indicated Value</b>	

Multiple Regression			
<b>MRA Code</b>	1	Test	
<b>Adusted R</b>	0.8445		
<b>Indicated Value</b>	232,083	101.43	Per SqFt

Direct Comparables	
<b>Selection Model</b>	A Adam Test
<b>Adjustment Model</b>	1 2022 Residential
<b>Comparables</b>	8
<b>Indicated Value</b>	260,070 Per SqFt

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	166,277		
<b>Lot Value</b>	64,215		
<b>Indicated Value</b>	230,492	100.74	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>			
<b>Total Value</b>	230,492	100.74	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	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	8163		12	12	26.89		323
PATO	SLAB PORCH - OPEN	8164		528	528	8.60		4,541
EPSW	ENCLOSED PORCH - SOLID WALL	8165	24x12		288	68.44		19,711



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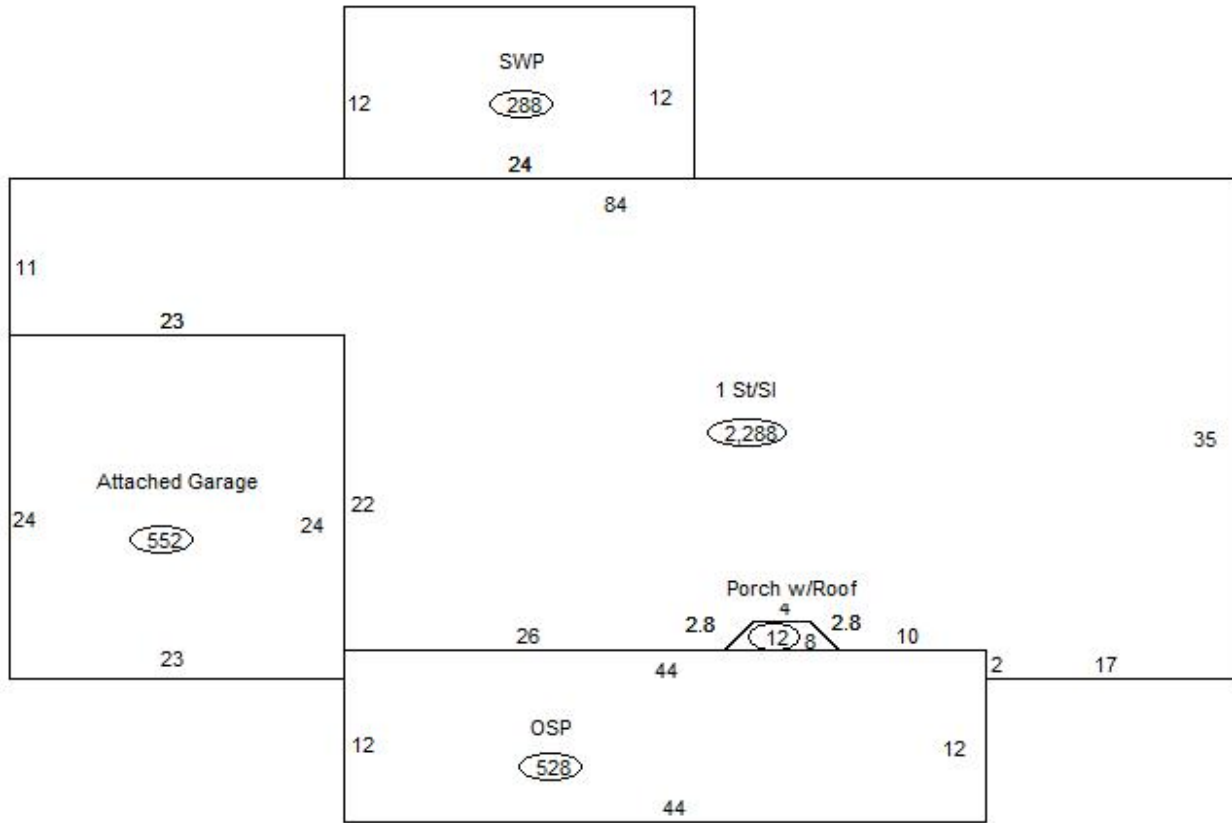
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### Sketch Image

660003183



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	2,288	1.000	2,288
2	G	1		13	Attached Garage	552	1.000	552
3	M	PRCH		13	SLBC	12	1.000	12
4	M	PATO		13	Open Slab	528	1.000	528
5	M	EPSW		13	EPSW	288	1.000	288
<b>Total Building Area</b>						<b>2,288</b>		<b>2,288</b>



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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 )				