



# 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> 660003194 <b>Parcel ID</b> 000000-00-0-10240-002-0012 <b>Cadastral ID</b> 04-21-16-03760 <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> 70224 WEBSTER, ARTHUR G & JEANETTE  TRUSTEES 308 E 16TH CLAREMORE OK 74017-0000  <b>Parcel Location</b> <b>Situs</b> 00308 E 16TH ST N <b>Subdivision</b> MARLAR <b>Lot/Block</b> 0012 / 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					<p>\\tsclient\T\TOMMY DUNLAP\New folder (167)\IMG_0102.JPG 4/10/2023</p>																																																																																																																				
<b>Legal Description</b> Lat/Long: 36.32454092 -95.59928475																																																																																																																									
LOT 12 BLOCK 2 MARLAR					<b>Building Permits</b> <table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																																																											
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Lot Data	Square-Foot - NBHD 1172 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	0.2556	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	11,134.00 x 5.15 = 57,340	
Factor Value		
Adjustments	1.0000	
Lot Value	57,340	

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	1,976 / 1,976
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,976
Fixture/RghIn	8 /
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	480 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1967 / 44

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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	179,362	90.77	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	224,950		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	101.15	Total Misc Impr	+	6,158			
Roofing Adj	+ 4.27	Garage Cost	+	13,282			
Subfloor Adj	+ -1.10	Total RCN	=	258,674			
Heat/Cool Adj	+ 11.47	Depreciation ( 52%)	-	134,510			
Plumbing Adj	+ 5.28	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	124,164			
Adj Base Cost	= 121.07	Lot Value	+	57,340			
Total Area	x 1,976	Indicated Value	=	181,504			
Adjusted Cost	= 239,234	Value Per SqFt		91.85			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	124,164		
Lot Value	57,340		
Indicated Value	181,504	91.85	Per SqFt
Agland Value			
Site Improvements	90		
Total Value	181,594	91.90	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	8208		44	44	24.13		1,062



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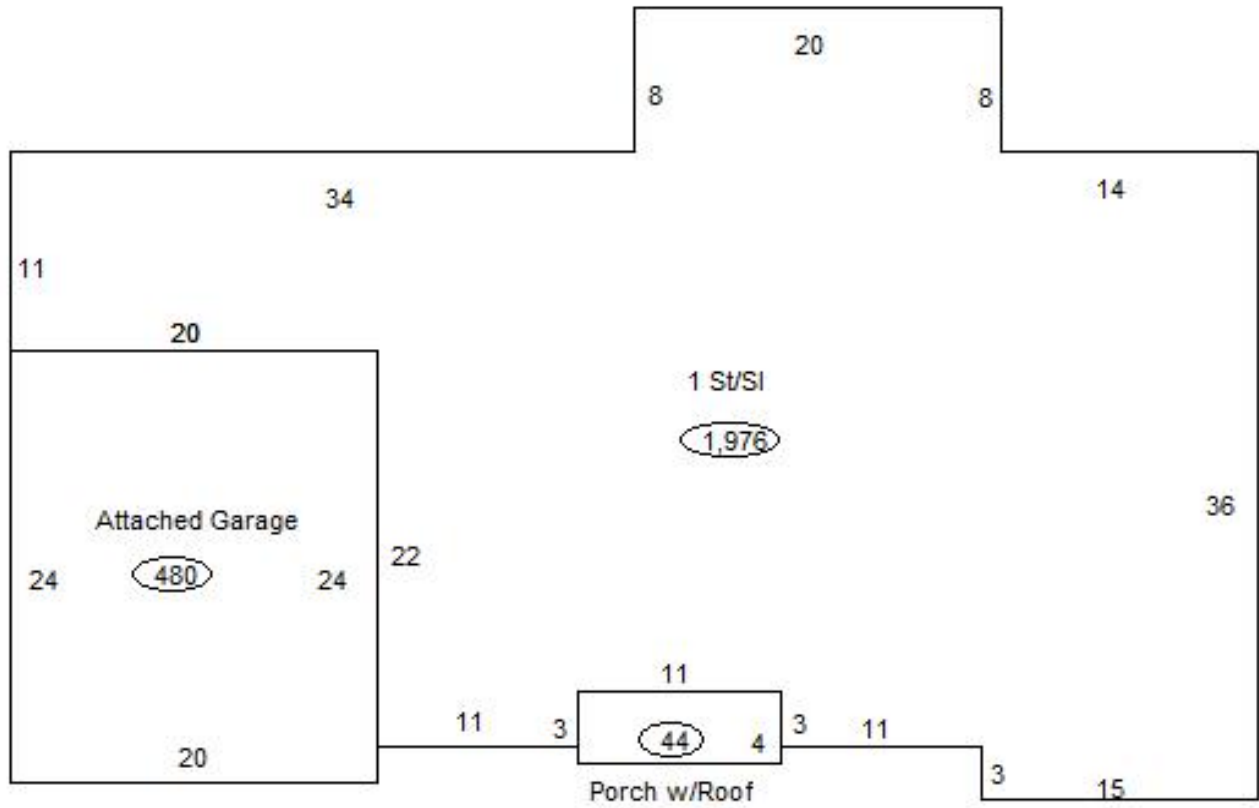
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### Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,976	1.000	1,976
2	G	1		13	Attached Garage	480	1.000	480
3	M	PRCH		13	SLBC	44	1.000	44
<b>Total Building Area</b>						1,976		1,976



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	8x6x0			48
	Qual	2	Cond	Year	2019	Eff Age
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (60% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (4.68 x 48)		225		225	135	90