



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
Time 06:09:46  
Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660003232 <b>Parcel ID</b> 21N16E-04-3-00000-000-0000 <b>Cadastral ID</b> 04-21-16-05500 <b>Property Type</b> REAL - Real Property <b>Property Class</b> UR VI Area 1 <b>Tax Area</b> 17 - CLAREMORE OT <b>Name ID</b> 287904 PATIENT INVESTMENTS LLC  8055 E WINCHESTER AVE CLAREMORE OK 74017-0000  <b>Parcel Location</b> <b>Situs</b> 00410 W BLUE STARR DR <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> .25 - Acres <b>Sec/Twn/Rng</b> 4 / 21 / 16 / 3 <b>Neighborhood</b> 2116 - UNPLATTED <b>School District</b> S001 - CLAREMORE SCHOOLS																																																																																																																									
<b>Legal Description</b> Lat/Long: 36.32216204 -95.60810870																																																																																																																									
<b>Legal Description</b> N 225' S 240' E 50' SW SE SW					<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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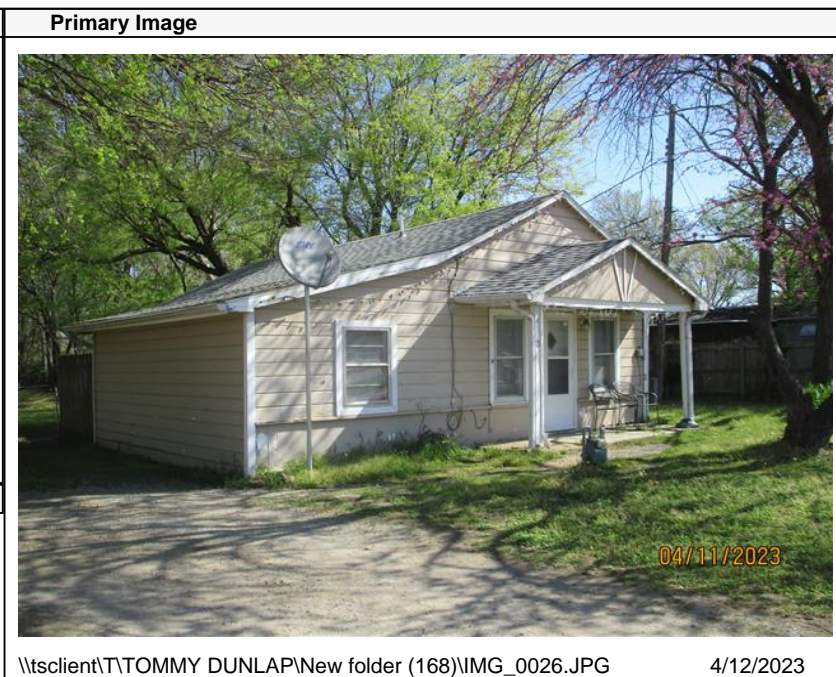
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Lot Data		Square-Foot - NBHD 2116 #1	
Lot Size			
Lot Count			
Units Buildable	0.25		
Non-Ag Acres	0.4023		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	17,523.00 x .88 = 15,420		
Factor Value			
Adjustments	1.0000		
Lot Value	15,420		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	880 / 880
Style	100% One Story
HVAC	100% Floor Furnace
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	4 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	RMA -
Year/Eff Age	1950 / 55

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1 Test		
Adusted R	0.8445		
Indicated Value	44,992	51.13	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	NewTest
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025			
Base Cost	101.47	Total Misc Impr	+ 1,099				
Roofing Adj	+ 4.56	Garage Cost	+ 1,099				
Subfloor Adj	+ 2.67	Total RCN	= 103,223				
Heat/Cool Adj	+ 1.65	Depreciation ( 63%)	- 65,030				
Plumbing Adj	+ 5.70	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 38,193				
Adj Base Cost	= 116.05	Lot Value	+ 15,420				
Total Area	x 880	Indicated Value	= 53,613				
Adjusted Cost	= 102,124	Value Per SqFt	60.92				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	38,193		
Lot Value	15,420		
Indicated Value	53,613	60.92	Per SqFt
Agland Value			
Site Improvements			
Total Value	53,613	60.92	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	8314	13x4		52	21.13		1,099



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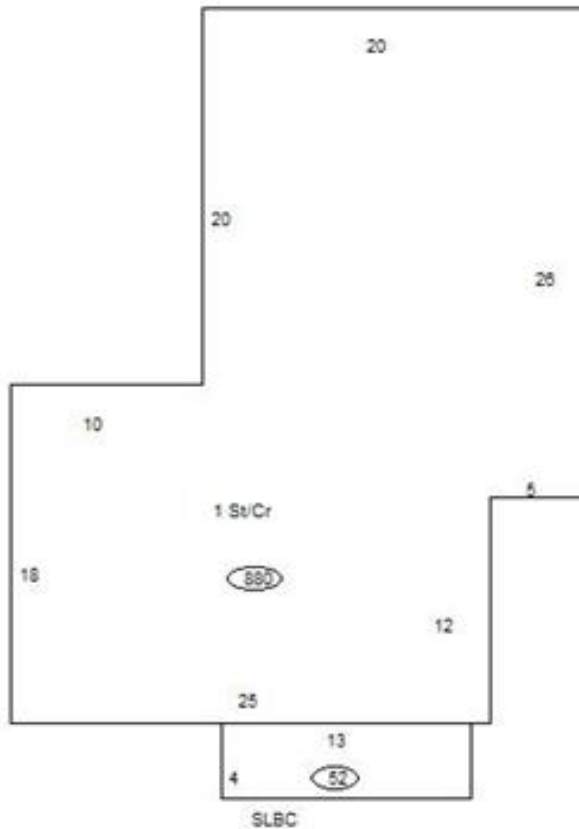
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Sketch Image

660003232



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	880	1.000	880
2	M	PRCH		10	SLBC	52	1.000	52
<b>Total Building Area</b>						880		880



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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 )						