



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
Time 03:27:12  
Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660003248 <b>Parcel ID</b> 21N16E-04-4-00000-000-0000 <b>Cadastral ID</b> 04-21-16-07100 <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> 326819 TANDY, SUE LIVING TRUST  2307 HOLLY RD CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 00306 E BLUE STARR DR <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> .4 - Acres <b>Sec/Twn/Rng</b> 4 / 21 / 16 / 4 <b>Neighborhood</b> 2116 - UNPLATTED <b>School District</b> S001 - CLAREMORE SCHOOLS					<p>10/11/2019 13:20</p> <p>\\\\tsclient\C\Users\rln\Pictures\2019-10-11\IMG_0048.JPG 10/11/2019</p>																																																																																																																				
<b>Legal Description</b> Lat/Long: 36.32208935 -95.60090869 N 140' S 180' W 125' E 1246' SE SE																																																																																																																									
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Time 03:27:13  
Page 2

Lot Data		Square-Foot - NBHD 2116 #1	
Lot Size			
Lot Count			
Units Buildable	12000		
Non-Ag Acres	0.4821		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	21,000.00 x .88 = 18,480		
Factor Value			
Adjustments	5.3115		
Lot Value	98,156		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	20% Veneer, Masonry 80% Frame, Siding, Wood
Base/Total Area	1,996 / 1,996
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	440 Attached Garage - Unfinished 2 Stalls
Remodel	STANDARD -
Year/Eff Age	1963 / 36

### GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

### Multiple Regression

MRA Code	1 Test
Adjusted R	0.8445
Indicated Value	201,007 100.70 Per SqFt

### Direct Comparables

Selection Model	A Adam Test
Adjustment Model	NewTest
Comparables	
Indicated Value	

### Value Reconciliation

Selected Approach	Cost Approach
Improvements	151,549
Lot Value	98,156
Indicated Value	249,705 125.10 Per SqFt
Agland Value	
Site Improvements	2,892
Total Value	252,597 126.55 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	98.58	Total Misc Impr	+ 8,723
Roofing Adj	+ 4.59	Garage Cost	+ 14,498
Subfloor Adj	+ 0.00	Total RCN	= 265,875
Heat/Cool Adj	+ 12.64	Depreciation ( 43%)	- 114,326
Plumbing Adj	+ 5.76	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 151,549
Adj Base Cost	= 121.57	Lot Value	+ 98,156
Total Area	x 1,996	Indicated Value	= 249,705
Adjusted Cost	= 242,654	Value Per SqFt	125.10

### 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	8319		8x6	48	26.78		1,285
PATO	SLAB PORCH - OPEN	8320		28x6	168	10.85		1,823



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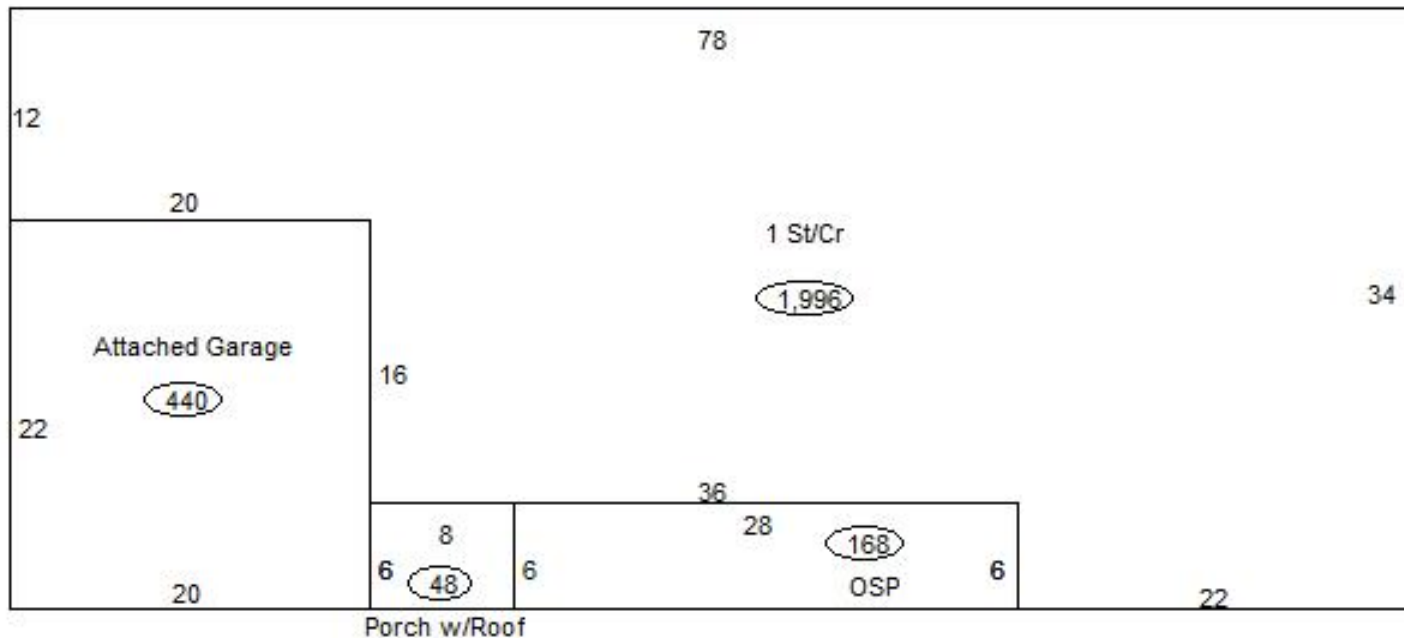
Date 04/17/2026

Time 03:27:13

Page 3

### Sketch Image

660003248



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	1,996	1.000	1,996
2	G	1		13	Attached Garage	440	1.000	440
3	M	PRCH		13	SLBC	48	1.000	48
4	M	PATO		13	Open Slab	168	1.000	168
<b>Total Building Area</b>						1,996		1,996



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 Page 4

660003248

### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	CPDT	CARPORT - DETACHED	20x14x0			280
	Qual	3	Cond 3	Year	Eff Age 1520	
	<b>Valuation Summary</b> Base Cost (10.33 x 280) 2,892		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (0% Phys/ % Func)</b>	<b>RCNLD</b> 2,892
	STF	STG FAIR	0x0x0			
	Qual	2	Cond	Year	Eff Age	
	<b>Valuation Summary</b> Base Cost (4.68 x )		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (0% Phys/ % Func)</b>	<b>RCNLD</b>