




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																																																																																				
Account 660003632 Parcel ID 20N16E-05-1-00000-000-0000 Cadastral ID 05-20-16-00110 Property Type REAL - Real Property Property Class RR VI Area 3 Tax Area 21 - CLAREMORE RURAL/VERD FIR Name ID 294686 GORDON, WILLIAM J 11776 E 530 RD CLAREMORE OK 74019-0000 Parcel Location Situs 11776 E 530 RD Subdivision Lot/Block / Parcel Size 1.5 - Acres Sec/Twn/Rng 5 / 20 / 16 / 1 Neighborhood 2016 - UNPLATTED LAND School District S001 - CLAREMORE SCHOOLS					 <p>D:\Appraisers\JAYSON\JAYSON RESIDENTIAL VI\2021-9-17\IMG 9/17/2021</p>																																																																																																																				
Legal Description Lat/Long: 36.24899295 -95.61927797 N 284.7' OF E 229.6' NE NE NE																																																																																																																									
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Lot Data	Square-Foot - UNPLATTED LAND (ACRES)	Primary Image
Lot Size		
Lot Count		
Units Buildable	1.5	
Non-Ag Acres	1.8435	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	80,304.00 x .51 = 40,629	
Factor Value		
Adjustments	1.0000	
Lot Value	40,629	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	75% One Story 25% Garage Conversion
Exterior Wall	95% Veneer, Masonry 5% Frame, Siding, Wood
Base/Total Area	2,084 / 2,084
Style	75% One Story - 25% Garage Conversion
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	7 /
Bed/F/H Bath	3 / 1.5 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1961 / 49

D:\Appraisers\JAYSON\JAYSON RESIDENTIAL VI\2021-9-17\IMG 9/17/2021

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	166,152	79.73	Per SqFt

Direct Comparables	
Selection Model	1 Res
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	120,776		
Lot Value	40,629		
Indicated Value	161,405	77.45	Per SqFt
Agland Value			
Site Improvements	2,491		
Total Value	163,896	78.64	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	98.81	Total Misc Impr	+	10,621			
Roofing Adj	+ 4.57	Garage Cost	+				
Subfloor Adj	+ 0.00	Total RCN	=	262,556			
Heat/Cool Adj	+ 12.64	Depreciation (54%)	-	141,780			
Plumbing Adj	+ 4.87	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	120,776			
Adj Base Cost	= 120.89	Lot Value	+	40,629			
Total Area	x 2,084	Indicated Value	=	161,405			
Adjusted Cost	= 251,935	Value Per SqFt		77.45			

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	8955	22x4		88	26.65		2,345
PATO	SLAB PORCH - OPEN	8956	20x15		300	8.87		2,661



Rogers

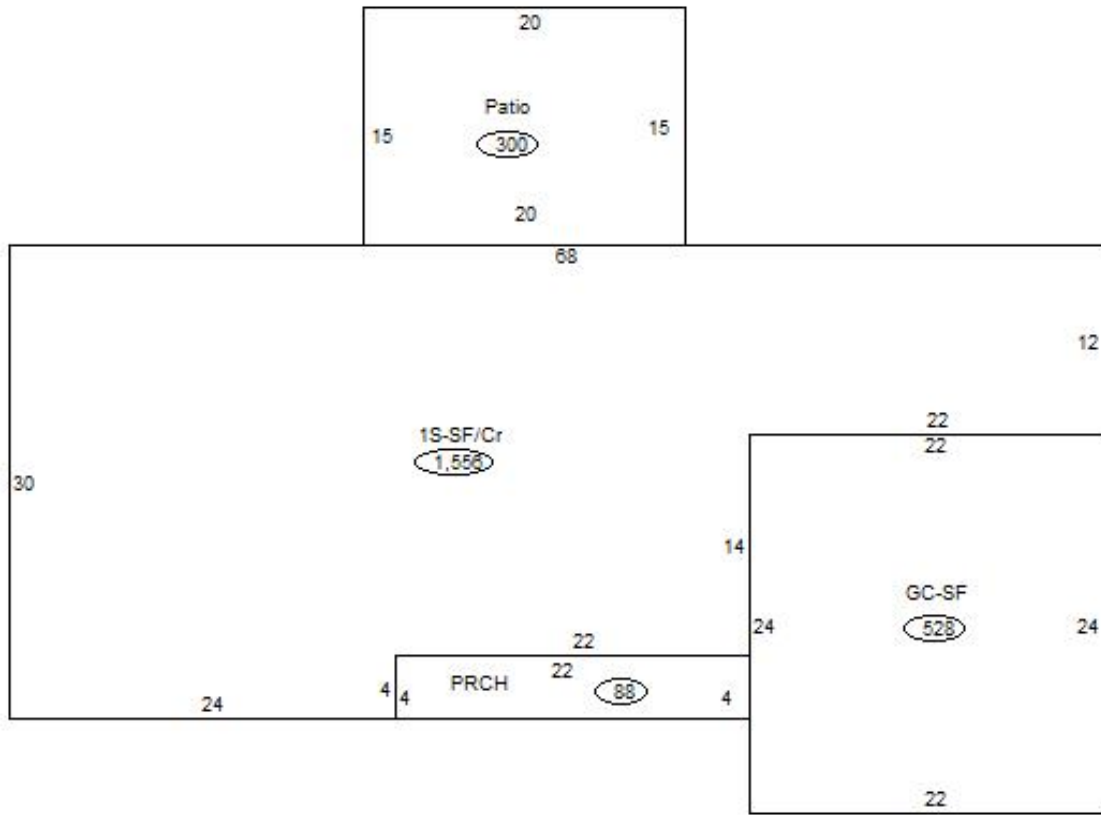
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	PRCH		13	PRCH	88	1.000	88
2	M	PATO		13	Patio	300	1.000	300
3	R	1	Crawl	13	1S-SF/Cr	1,556	1.000	1,556
4	R	22		13	GC-SF	528	1.000	528
Total Building Area						2,084		2,084



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	8x12x8	Plank	Formed Metal	96
	Qual	3	Cond	3	Year	2024
				Eff Age	2	

Valuation Summary	Modifier Total	RCN	Depr (10% Phys/ % Func)	RCNLD
Base Cost (28.83 x 96)	2,768		2,768	277
				2,491