



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 03:27:33
 Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660003638 Parcel ID 20N16E-05-2-00000-000-0000 Cadastral ID 05-20-16-00600 Property Type REAL - Real Property Property Class RR VI Area 3 Tax Area 21 - CLAREMORE RURAL/VERD FIR Name ID 297058 TEDDER, LINDA KAY REVOCABLE TRUST 11304 E 530 RD CLAREMORE OK 74019-0000 Parcel Location Situs 11304 E 530 RD Subdivision Lot/Block / Parcel Size 6.33 - Acres Sec/Twn/Rng 5 / 20 / 16 / 2 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: 36.24849706 -95.63160548 W 6.33 AC OF N 19.55 AC LOT 3																																																																																																																									
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Lot Data	Square-Foot - UNPLATTED LAND (ACRES)	Primary Image
Lot Size		
Lot Count		
Units Buildable	6.13	
Non-Ag Acres	5.6352	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
Method	Square-Foot	
Base Lot Value	245,470.00 x .40 = 97,399	
Factor Value		
Adjustments	1.0000	
Lot Value	97,399	

Residential Data	
Type	1 Single Family Residence
Condition	4 - Good
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,440 / 1,440
Style	100% One Story
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	RMA -
Year/Eff Age	1975 / 24



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	
Adusted R	0.8445		
Indicated Value	176,187	122.35	Per SqFt

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

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	140,420		
Lot Value	97,399		
Indicated Value	237,819	165.15	Per SqFt
Agland Value			
Site Improvements	48,075		
Total Value	285,894	198.54	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	107.72	Total Misc Impr	+	7,522			
Roofing Adj	+ 4.71	Garage Cost	+				
Subfloor Adj	+ 0.00	Total RCN	=	197,775			
Heat/Cool Adj	+ 12.64	Depreciation (29%)	-	57,355			
Plumbing Adj	+ 7.05	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	140,420			
Adj Base Cost	= 132.12	Lot Value	+	97,399			
Total Area	x 1,440	Indicated Value	=	237,819			
Adjusted Cost	= 190,253	Value Per SqFt		165.15			

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	8975	18x8		144	26.48		3,813
PRCH	SLAB PORCH - COVERED	8976	14x10		140	26.49		3,709



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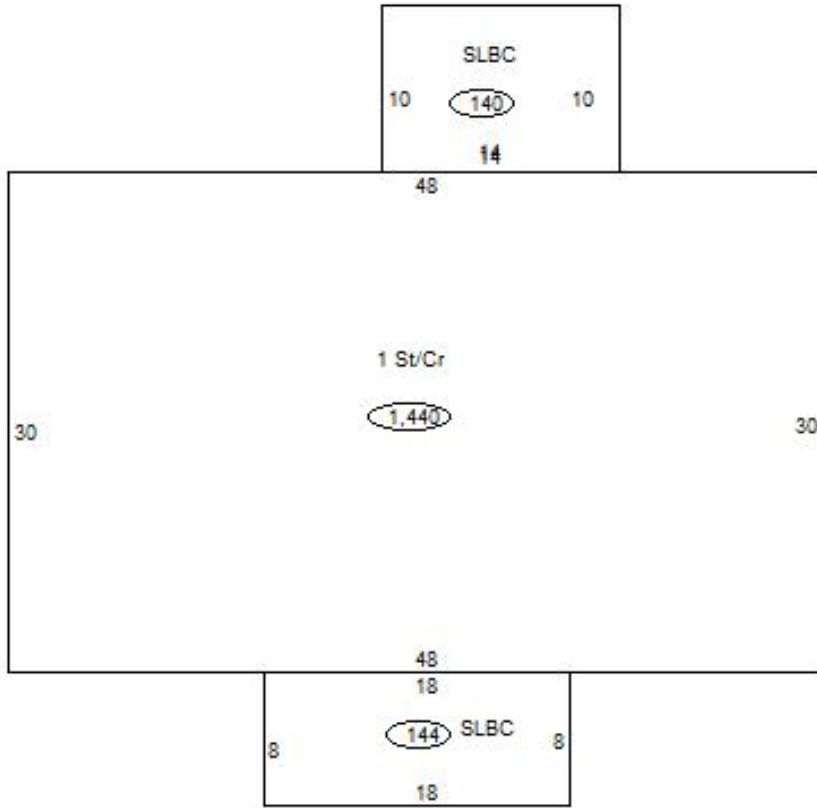
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Sketch Image

660003638



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	1,440	1.000	1,440
2	M	PRCH		13	SLBC	144	1.000	144
3	M	PRCH		13	SLBC	140	1.000	140
Total Building Area						1,440		1,440



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PATC	Patio - Covered	30x30x0	Concrete		900
	Qual	3	Cond 3	Year 2024	Eff Age 2	

Valuation Summary		Modifier Total	RCN	Depr (10% Phys/ % Func)	RCNLD
Base Cost (14.30 x 900)	12,870		12,870	1,287	11,583

UTIL	Utility Building	40x40x12	Concrete	Formed Metal	1,600
Qual	3	Cond 3	Year 2011	Eff Age 11	

Valuation Summary		Modifier Total	RCN	Depr (22% Phys/ % Func)	RCNLD
Base Cost (29.24 x 1,600)	46,784		46,784	10,292	36,492