



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
Time 02:31:22  
Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660003783 <b>Parcel ID</b> 000000-00-0-10045-003-0012 <b>Cadastral ID</b> 05-21-16-00280 <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> 341000 RAWDING, CAROL S & ERICK A RAWDING  PO BOX 55 CLAREMORE OK 74018-0000  <b>Parcel Location</b> <b>Situs</b> 01702 WILLOW DR <b>Subdivision</b> CHAMBERS TERRACE <b>Lot/Block</b> 0012 / 0003 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 5 / 21 / 16 / 5 <b>Neighborhood</b> 1183 - R-V01-SW CLAREMORE <b>School District</b> S001 - CLAREMORE SCHOOLS																																																																																																																									
<b>Legal Description</b> Lot/Long: 36.32626848 -95.61939404																																																																																																																									
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Time 02:31:22  
Page 2

Lot Data	Square-Foot - NBHD 1183 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	10000	
Non-Ag Acres	0.2473	
Topography		
Street Access		
Utilities		
Amenities	LOT SIZE ADJUSTMENT	
	0	
	0	
Method	Square-Foot	
Base Lot Value	10,772.00 x 4.63 = 49,871	
Factor Value		
Adjustments	1.0000	
Lot Value	49,871	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	50% Veneer, Masonry 50% Frame, Siding, Wood
Base/Total Area	1,395 / 1,395
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,395
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	504 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1977 / 37

\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-4-19\IMG\_005; 4/19/2023

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	154,547	110.79	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	178,450		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	106,807		
Lot Value	49,871		
Indicated Value	156,678	112.31	Per SqFt
Agland Value			
Site Improvements			
Total Value	156,678	112.31	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	99.87	Total Misc Impr	+	10,037			
Roofing Adj	+ 4.41	Garage Cost	+	13,810			
Subfloor Adj	+ -1.15	Total RCN	=	197,790			
Heat/Cool Adj	+ 11.47	Depreciation ( 46%)	-	90,983			
Plumbing Adj	+ 10.09	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	106,807			
Adj Base Cost	= 124.69	Lot Value	+	49,871			
Total Area	x 1,395	Indicated Value	=	156,678			
Adjusted Cost	= 173,943	Value Per SqFt		112.31			

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	9369		210	210	23.53		4,941



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 Page 3

Sketch Image

660003783



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,395	1.000	1,395
2	G	1		13	Attached Garage	504	1.000	504
3	M	PRCH		13	SLBC	210	1.000	210
<b>Total Building Area</b>						1,395		1,395