



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 660003812 Parcel ID 000000-00-0-10050-003-0002 Cadastral ID 05-21-16-00570 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 86254 TOALSON, GEORGE J III 1803 CHAMBERS AVE CLAREMORE OK 74017-0000 Parcel Location Situs 01803 N CHAMBERS AVE Subdivision CHAMBERS TERRACE II Lot/Block 0002 / 0003 Parcel Size 1 - Lots Sec/Twn/Rng 5 / 21 / 16 / 5 Neighborhood 1183 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS																																																																																																																									
Legal Description Lot/Long: 36.32801000 -95.62360982																																																																																																																									
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Lot Data	Square-Foot - NBHD 1183 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	10000	
Non-Ag Acres	0.218	
Topography		
Street Access		
Utilities		
Amenities	LOT SIZE ADJUSTMENT	
	0	
	0	
Method	Square-Foot	
Base Lot Value	9,496.00 x 4.88 = 46,362	
Factor Value		
Adjustments	1.0000	
Lot Value	46,362	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	R3 Res Nbhd 3
Style	100% One Story
Exterior Wall	100% Veneer, Stone
Base/Total Area	1,431 / 1,431
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,431
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	483 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1980 / 35



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-4-24\IMG_004! 4/25/2023

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	157,682	110.19	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	175,010		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	114.18	Total Misc Impr	+	10,061			
Roofing Adj	+ 4.57	Garage Cost	+	13,345			
Subfloor Adj	+ -1.20	Total RCN	=	222,115			
Heat/Cool Adj	+ 11.47	Depreciation (44%)	-	97,731			
Plumbing Adj	+ 9.84	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	124,384			
Adj Base Cost	= 138.86	Lot Value	+	46,362			
Total Area	x 1,431	Indicated Value	=	170,746			
Adjusted Cost	= 198,709	Value Per SqFt		119.32			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	124,384		
Lot Value	46,362		
Indicated Value	170,746	119.32	Per SqFt
Agland Value			
Site Improvements			
Total Value	170,746	119.32	Total Value Per SqFt

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	9485		18	18	24.21		436
PRCH	SLAB PORCH - COVERED	9486	16x12		192	23.59		4,529



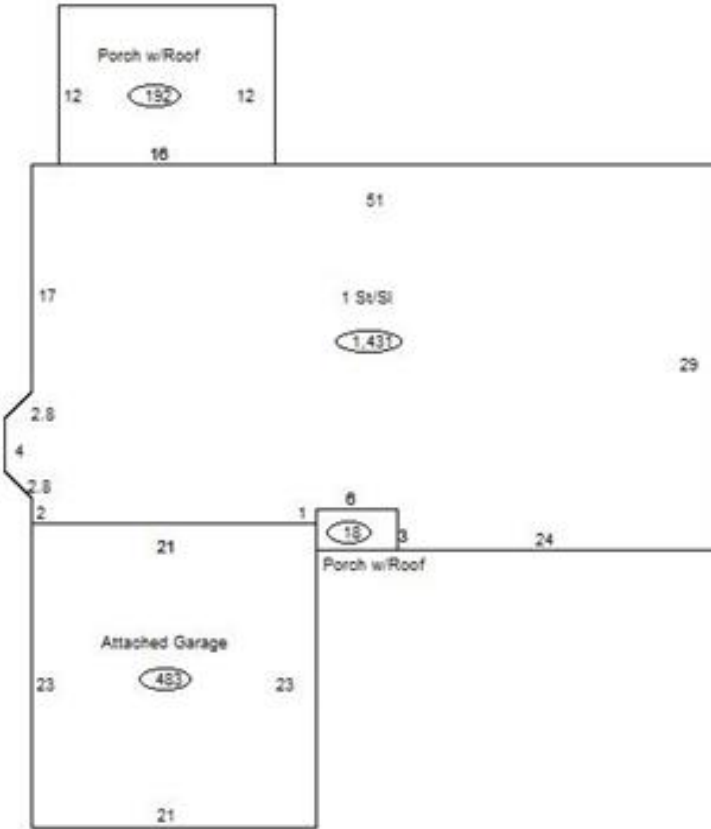
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,431	1.000	1,431
2	G	1		13	Attached Garage	483	1.000	483
3	M	PRCH		13	SLBC	18	1.000	18
4	M	PRCH		13	SLBC	192	1.000	192
Total Building Area						1,431		1,431



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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	
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (4.68 x)					
	STF	STG FAIR	0x0x0			
	Qual	2	Cond	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (4.68 x)					