



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 660003867 Parcel ID 000000-00-0-10350-002-0004 Cadastral ID 05-21-16-01120 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 322525 HOOVER, JOHN J & AVA M TRUSTEES HOOVER FAMILY TRUST 2010 RIDGE RD CLAREMORE OK 74017-0000																																																																																																																									
Parcel Location Situs 01405 PARADISE CT Subdivision PARKWAY Lot/Block 0004 / 0002 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: 36.32338499 -95.62483899					Building Permits <table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td colspan="5"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																																																											
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Lot Data		Square-Foot - NBHD 1183 #1	
Lot Size			
Lot Count	1		
Units Buildable	10000		
Non-Ag Acres	0.2215		
Topography			
Street Access			
Utilities			
Amenities	LOT SIZE ADJUSTMENT	0	0
Method	Square-Foot		
Base Lot Value	9,647.00 x 4.85 = 46,777		
Factor Value			
Adjustments	1.0000		
Lot Value	46,777		



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Residential Data	
Type	5 Duplex
Condition	3 - Average
Quality	2 - Fair
Architecture	R3 Res Nbhd 3
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,211 / 2,211
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,211
Fixture/RghIn	11 /
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	400 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1981 / 34

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	171,941	77.77	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	
Indicated Value	

Cost Approach		Manual : 01/2025	
Base Cost	94.96	Total Misc Impr	+ 11,902
Roofing Adj	+ 3.62	Garage Cost	+ 13,240
Subfloor Adj	+ 0.00	Total RCN	= 280,048
Heat/Cool Adj	+ 10.74	Depreciation (49%)	- 137,224
Plumbing Adj	+ 5.97	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 142,824
Adj Base Cost	= 115.29	Lot Value	+ 46,777
Total Area	x 2,211	Indicated Value	= 189,601
Adjusted Cost	= 254,906	Value Per SqFt	85.75

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	142,824		
Lot Value	46,777		
Indicated Value	189,601	85.75	Per SqFt
Agland Value			
Site Improvements			
Total Value	189,601	85.75	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	4,773.09		4,773
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PRCH	SLAB PORCH - COVERED	9692	4x2		8	24.43		195
PRCH	SLAB PORCH - COVERED	9693	4x2		8	24.43		195
PATO	SLAB PORCH - OPEN	9694	12x8		96	10.24		983
PATO	SLAB PORCH - OPEN	9695	12x8		96	10.24		983



Rogers

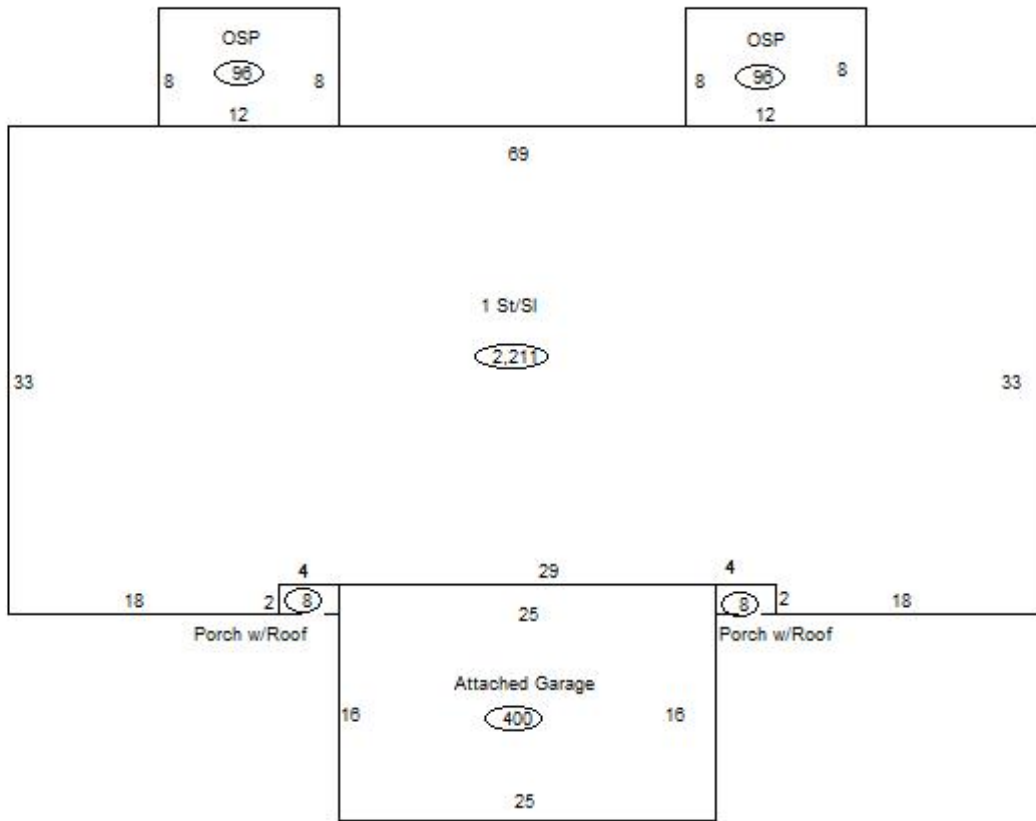
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Sketch Image

660003867



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	2,211	1.000	2,211
2	G	1		13	Attached Garage	400	1.000	400
3	M	PRCH		13	SLBC	8	1.000	8
4	M	PRCH		13	SLBC	8	1.000	8
5	M	PATO		13	Open Slab	96	1.000	96
6	M	PATO		13	Open Slab	96	1.000	96
Total Building Area						2,211		2,211