



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
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Assessment Data					Primary Image																																																																																																																				
Account 660003886 Parcel ID 000000-00-0-10350-002-0023 Cadastral ID 05-21-16-01310 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 259963 MCGEE, GIORGIO P & LORI L 1409 W 17TH ST CLAREMORE OK 74017-0000 Parcel Location Situs 01409 W 17TH ST N Subdivision PARKWAY Lot/Block 0023 / 0002 Parcel Size 1 - Lots Sec/Twn/Rng 5 / 21 / 16 / 5 Neighborhood 1183 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS																																																																																																																									
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Lot Data		Square-Foot - NBHD 1183 #1	
Lot Size			
Lot Count	1		
Units Buildable	12000		
Non-Ag Acres	0.2275		
Topography			
Street Access			
Utilities			
Amenities	LOT SIZE ADJUSTMENT	0	
		0	
Method	Square-Foot		
Base Lot Value	9,908.00 x 4.79 = 47,495		
Factor Value			
Adjustments	1.0000		
Lot Value	47,495		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	R3 Res Nbhd 3
Style	100% One Story
Exterior Wall	80% Frame, Siding, Vinyl 20% Veneer, Masonry
Base/Total Area	1,386 / 1,386
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,386
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	441 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1984 / 32

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adjusted R	0.8445
Indicated Value	138,046 99.60 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	165,990 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	101,329
Lot Value	47,495
Indicated Value	148,824 107.38 Per SqFt
Agland Value	
Site Improvements	
Total Value	148,824 107.38 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	93.19	Total Misc Impr	+ 8,487
Roofing Adj	+ 4.14	Garage Cost	+ 10,628
Subfloor Adj	+ 0.00	Total RCN	= 180,944
Heat/Cool Adj	+ 10.30	Depreciation (44%)	- 79,615
Plumbing Adj	+ 9.13	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 101,329
Adj Base Cost	= 116.76	Lot Value	+ 47,495
Total Area	x 1,386	Indicated Value	= 148,824
Adjusted Cost	= 161,829	Value Per SqFt	107.38

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	4,576.55		4,577
PRCH	SLAB PORCH - COVERED	9802		119	119	20.92		2,489
PATO	SLAB PORCH - OPEN	9803	12x12		144	9.87		1,421



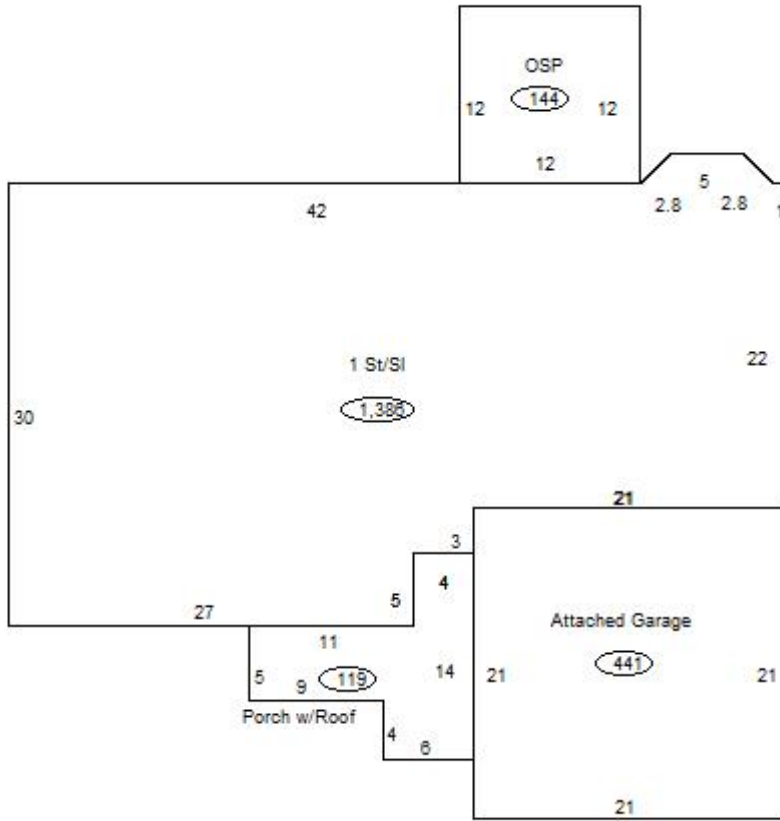
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Sketch Image

660003886



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,386	1.000	1,386
2	G	1		13	Attached Garage	441	1.000	441
3	M	PRCH		13	SLBC	119	1.000	119
4	M	PATO		13	Open Slab	144	1.000	144
Total Building Area						1,386		1,386