



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 07:00:03
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660003887 Parcel ID 000000-00-0-10350-002-0024 Cadastral ID 05-21-16-01320 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 348955 CBJ REED PROPERTIES LLC 18805 TIMBERLAKE DR CLAREMORE OK 74017-0000 Parcel Location Situs 01407 W 17TH ST N Subdivision PARKWAY Lot/Block 0024 / 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: 36.32565545 -95.62479039																																																																																																																									
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Lot Data	Square-Foot - NBHD 1183 #1	Primary Image
Lot Size Lot Count 1 Units Buildable 10000 Non-Ag Acres 0.228 Topography Street Access Utilities Amenities LOT SIZE ADJUSTMENT 0 0 Method Square-Foot Base Lot Value 9,934.00 x 4.79 = 47,566 Factor Value Adjustments 1.1752 Lot Value 55,900		

Residential Data	
Type	5 Duplex
Condition	3 - Average
Quality	3 - Average
Architecture	R3 Res Nbhd 3
Style	100% One Story
Exterior Wall	80% Frame, Siding, Wood 20% Veneer, Masonry
Base/Total Area	1,936 / 1,936
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,936
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 3.0 /
Basement Area	
Garage Type	480 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1986 / 30

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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	218,042	112.63	Per SqFt

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

Cost Approach				Manual : 01/2025			
Base Cost	109.57	Total Misc Impr	+	10,460			
Roofing Adj	+ 4.01	Garage Cost	+	19,325			
Subfloor Adj	+ -0.80	Total RCN	=	288,802			
Heat/Cool Adj	+ 11.69	Depreciation (42%)	-	121,297			
Plumbing Adj	+ 9.32	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	167,505			
Adj Base Cost	= 133.79	Lot Value	+	55,900			
Total Area	x 1,936	Indicated Value	=	223,405			
Adjusted Cost	= 259,017	Value Per SqFt		115.40			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	167,505		
Lot Value	55,900		
Indicated Value	223,405	115.40	Per SqFt
Agland Value			
Site Improvements			
Total Value	223,405	115.40	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	9806	148		148	26.18		3,875
PRCH	SLAB PORCH - COVERED	9807	148		148	26.18		3,875
PATO	SLAB PORCH - OPEN	9808	12x10		120	11.29		1,355
PATO	SLAB PORCH - OPEN	9809	12x10		120	11.29		1,355



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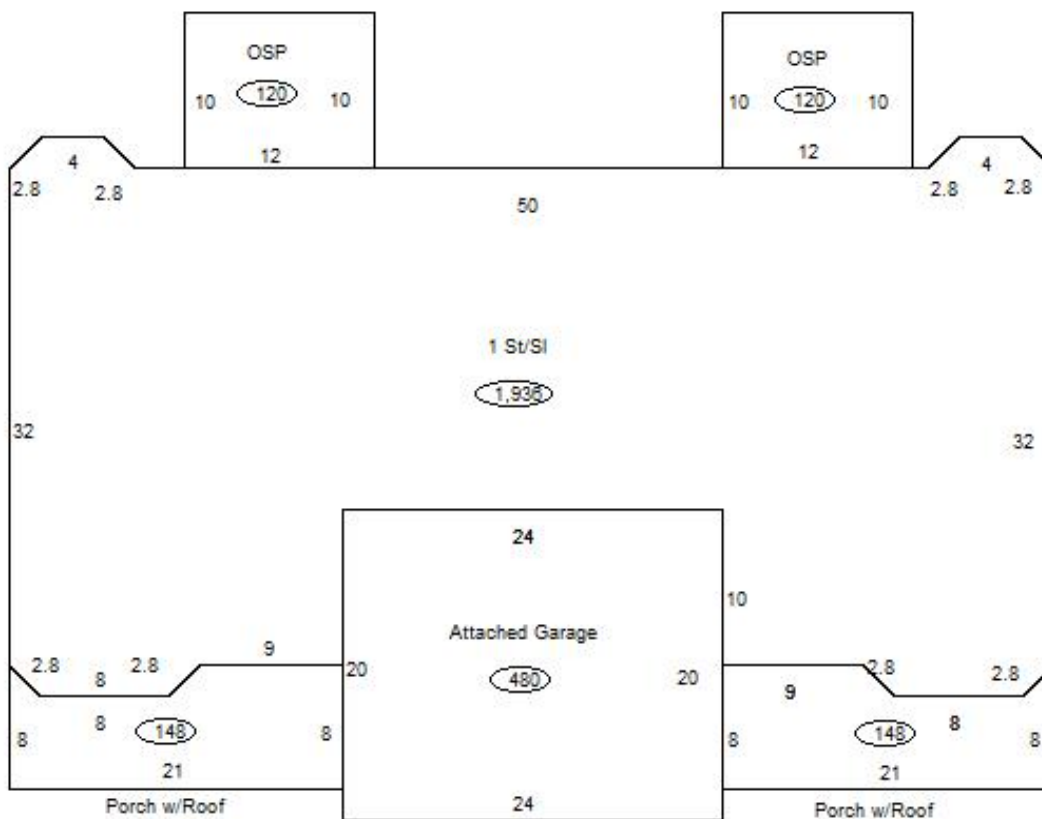
Date 04/17/2026

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Sketch Image

660003887



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,936	1.000	1,936
2	G	1		13	Attached Garage	480	1.000	480
3	M	PRCH		13	SLBC	148	1.000	148
4	M	PRCH		13	SLBC	148	1.000	148
5	M	PATO		13	Open Slab	120	1.000	120
6	M	PATO		13	Open Slab	120	1.000	120
Total Building Area						1,936		1,936