



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 02:57:14
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660003905 Parcel ID 000000-00-0-10350-004-0005 Cadastral ID 05-21-16-01500 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 285128 DOWLING, NICKLAS RAY & CARRIE ANN 1402 PARADISE LN CLAREMORE OK 74017-0000																																																																																																																									
Parcel Location Situs 01402 PARADISE LN Subdivision PARKWAY Lot/Block 0005 / 0004 Parcel Size 1 - Lots Sec/Twn/Rng 5 / 21 / 16 / 5 Neighborhood 1183 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.32455084 -95.62450206 LOT 5 BLOCK 4 PARKWAY					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> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																																																											
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Lot Data	Square-Foot - NBHD 1183 #1	Primary Image
Lot Size Lot Count 1 Units Buildable 10000 Non-Ag Acres 0.2634 Topography Street Access Utilities Amenities LOT SIZE ADJUSTMENT 0 0 Method Square-Foot Base Lot Value 11,473.00 x 4.51 = 51,799 Factor Value Adjustments 1.0000 Lot Value 51,799		

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, Wood 20% Veneer, Stone
Base/Total Area	1,170 / 1,170
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,170
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	399 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1984 / 32

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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	123,692	105.72	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	148,210		Per SqFt

Cost Approach				Manual : 01/2025	
Base Cost	99.33	Total Misc Impr	+	8,950	
Roofing Adj	+ 4.31	Garage Cost	+	9,923	
Subfloor Adj	+ 0.00	Total RCN	=	164,831	
Heat/Cool Adj	+ 10.30	Depreciation (44%)	-	72,526	
Plumbing Adj	+ 10.81	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	92,305	
Adj Base Cost	= 124.75	Lot Value	+	51,799	
Total Area	x 1,170	Indicated Value	=	144,104	
Adjusted Cost	= 145,958	Value Per SqFt		123.17	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	92,305		
Lot Value	51,799		
Indicated Value	144,104	123.17	Per SqFt
Agland Value			
Site Improvements			
Total Value	144,104	123.17	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	4,576.55		4,577
PRCH	SLAB PORCH - COVERED	9890		86	86	21.02		1,808
PATO	SLAB PORCH - OPEN	9891		45	45	10.24		461
PATO	SLAB PORCH - OPEN	9892		238	238	8.84		2,104



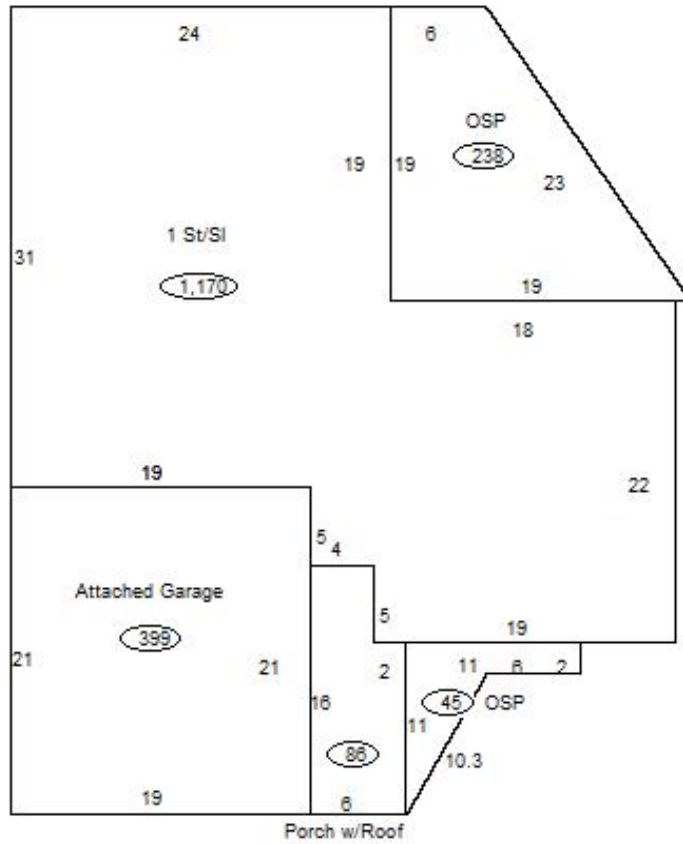
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Sketch Image

660003905



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,170	1.000	1,170
2	G	1		13	Attached Garage	399	1.000	399
3	M	PRCH		13	SLBC	86	1.000	86
4	M	PATO		13	Open Slab	45	1.000	45
5	M	PATO		13	Open Slab	238	1.000	238
Total Building Area						1,170		1,170