



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
Time 02:57:18  
Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660003910 <b>Parcel ID</b> 000000-00-0-10350-004-0010 <b>Cadastral ID</b> 05-21-16-01550 <b>Property Type</b> REAL - Real Property <b>Property Class</b> URP VI Area 1 <b>Tax Area</b> 17 - CLAREMORE OT <b>Name ID</b> 66184 ERWIN, DAVID W  1411 PARADISE PARKWAY CLAREMORE OK 74017-0000  <b>Parcel Location</b> <b>Situs</b> 01411 PARADISE PKWY <b>Subdivision</b> PARKWAY <b>Lot/Block</b> 0010 / 0004 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 5 / 21 / 16 / 5 <b>Neighborhood</b> 1183 - R-V01-SW CLAREMORE <b>School District</b> S001 - CLAREMORE SCHOOLS																																																																																																																									
<b>Legal Description</b> Lot/Long: 36.32485721 -95.62554110																																																																																																																									
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Lot Data	Square-Foot - NBHD 1183 #1	Primary Image
Lot Size		<p>04/21/2023 11:27</p> <p>\\tsclient\T\TOMMY DUNLAP\New folder (179)\IMG_0014.JPG 4/21/2023</p>
Lot Count	1	
Units Buildable	10000	
Non-Ag Acres	0.2288	
Topography		
Street Access		
Utilities		
Amenities	LOT SIZE ADJUSTMENT	
	0	
	0	
Method	Square-Foot	
Base Lot Value	9,966.00 x 4.78 = 47,654	
Factor Value		
Adjustments	1.0000	
Lot Value	47,654	

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	50% Veneer, Masonry 50% Frame, Siding, Wood
Base/Total Area	1,726 / 1,726
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,726
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1984 / 32

Cost Approach				Manual : 01/2025			
Base Cost	99.63	Total Misc Impr	+ 15,640				
Roofing Adj	+ 4.39	Garage Cost	+ 0				
Subfloor Adj	+ -1.15	Total RCN	= 227,075				
Heat/Cool Adj	+ 11.47	Depreciation ( 42%)	- 95,372				
Plumbing Adj	+ 8.16	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 131,703				
Adj Base Cost	= 122.50	Lot Value	+ 47,654				
Total Area	x 1,726	Indicated Value	= 179,357				
Adjusted Cost	= 211,435	Value Per SqFt	103.91				

GRM Approach			
GRM Code			
Gross Rent	0.00		
Indicated Value			
Multiple Regression			
MRA Code	1 Test		
Adusted R	0.8445		
Indicated Value	136,498	79.08	Per SqFt
Direct Comparables			
Selection Model	A Adam Test		
Adjustment Model	1 2022 Residential		
Comparables	6		
Indicated Value	153,160		Per SqFt
Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	131,703		
Lot Value	47,654		
Indicated Value	179,357	103.91	Per SqFt
Agland Value			
Site Improvements			
Total Value	179,357	103.91	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	9915		64	64	24.07		1,540
EPSW	ENCLOSED PORCH - SOLID WALL	9916	18x8		144	62.53		9,004



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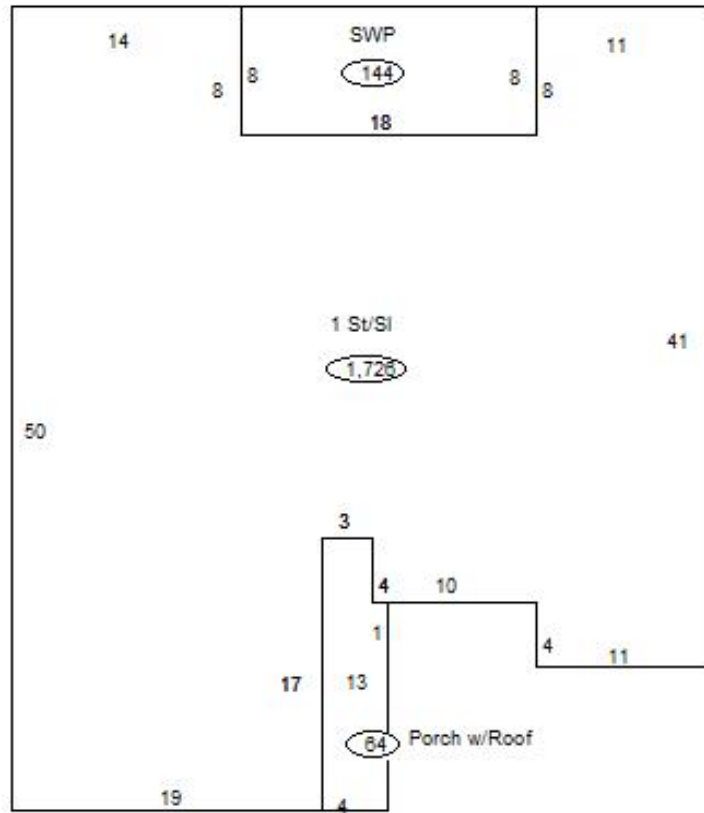
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Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	PRCH		13	SLBC	64	1.000	64
2	M	EPSW		13	EPSW	144	1.000	144
3	R	1	Slab	13	1 St/Sl	1,726	1.000	1,726
<b>Total Building Area</b>						1,726		1,726



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	CP	Carport Dirt	0x0x0			
	Qual	Cond	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (3.50 x )					
	STF	STG FAIR	0x0x0			
	Qual	Cond	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (4.68 x )					