



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 09:14:56
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Assessment Data					Primary Image																																																																																																																				
Account 660003937 Parcel ID 000000-00-0-10772-003-0004 Cadastral ID 05-21-16-03400 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 289313 SANTOS, GREGORY R & CONNIE J 15711 E MEADOW CIRCLE RD CLAREMORE OK 74019-0000 Parcel Location Situs 02307 JAY Subdivision SPRINGBROOK ESTATES I Lot/Block 0004 / 0003 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: 36.33167068 -95.61507898																																																																																																																									
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Lot Data		Square-Foot - NBHD 1183 #1	
Lot Size			
Lot Count	1		
Units Buildable	8000		
Non-Ag Acres	0.2111		
Topography			
Street Access			
Utilities			
Amenities	LOT SIZE ADJUSTMENT	0	
		0	
Method	Square-Foot		
Base Lot Value	9,197.00 x 4.95 = 45,540		
Factor Value			
Adjustments	1.0000		
Lot Value	45,540		



Residential Data	
Type	5 Duplex
Condition	2 - Fair
Quality	2 - Fair
Architecture	R3 Res Nbhd 3
Style	100% One Story
Exterior Wall	10% Veneer, Masonry 90% Frame, Siding, Vinyl
Base/Total Area	1,648 / 1,648
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,648
Fixture/RghIn	11 /
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	572 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1984 / 42

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	162,612 98.67 Per SqFt

Direct Comparables

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

Value Reconciliation

Selected Approach	Cost Approach
Improvements	101,702
Lot Value	45,540
Indicated Value	147,242 89.35 Per SqFt
Agland Value	
Site Improvements	
Total Value	147,242 89.35 Total Value Per SqFt

Cost Approach Manual : 01/2025

Base Cost	105.09	Total Misc Impr	+	3,590
Roofing Adj	+ 3.79	Garage Cost	+	17,234
Subfloor Adj	+ 0.00	Total RCN	=	231,142
Heat/Cool Adj	+ 10.74	Depreciation (56%)	-	129,440
Plumbing Adj	+ 8.00	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	101,702
Adj Base Cost	= 127.62	Lot Value	+	45,540
Total Area	x 1,648	Indicated Value	=	147,242
Adjusted Cost	= 210,318	Value Per SqFt		89.35

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	SLAB PORCH - OPEN	9998	26x18		468	7.67		3,590



Rogers

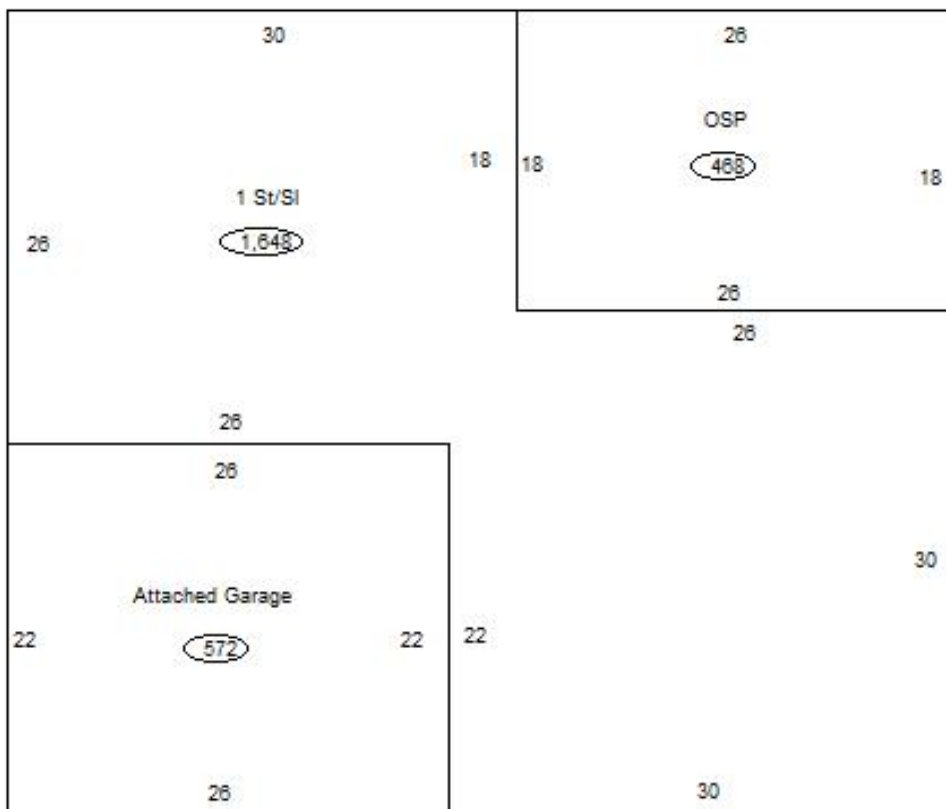
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Sketch Image

660003937



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,648	1.000	1,648
2	G	1		13	Attached Garage	572	1.000	572
3	M	PATO		13	Open Slab	468	1.000	468
Total Building Area						1,648		1,648