



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026

Time 18:01:03

Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660003938 Parcel ID 000000-00-0-10772-003-0005 Cadastral ID 05-21-16-03410 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 300992 HARDESTY, MICHAEL PEET 805 W 23RD ST N CLAREMORE OK 74017-0000 Parcel Location Situs 00805 W 23RD ST N Subdivision SPRINGBROOK ESTATES I Lot/Block 0005 / 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: 36.33165596 -95.61539496																																																																																																																									
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Time 18:01:04
Page 2

Lot Data	Square-Foot - NBHD 1183 #1	Primary Image
Lot Size Lot Count 1 Units Buildable 8000 Non-Ag Acres 0.2009 Topography Street Access Utilities Amenities LOT SIZE ADJUSTMENT 0 0 Method Square-Foot Base Lot Value 8,753.00 x 5.00 = 43,765 Factor Value Adjustments 1.0000 Lot Value 43,765		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	R3 Res Nbhd 3
Style	100% One Story
Exterior Wall	70% Veneer, Masonry 30% Frame, Siding, Wood
Base/Total Area	1,280 / 1,280
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,280
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	400 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1981 / 34



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-4-18\IMG_005i 4/18/2023

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	126,251	98.63	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	152,700 Per SqFt

Cost Approach				Manual : 01/2025	
Base Cost	95.95	Total Misc Impr	+	13,514	
Roofing Adj	+ 4.02	Garage Cost	+	9,944	
Subfloor Adj	+ 0.00	Total RCN	=	177,250	
Heat/Cool Adj	+ 10.30	Depreciation (45%)	-	79,763	
Plumbing Adj	+ 9.88	Lump Sums	+	4,497	
Basement Adj	+ 0.00	RCNLD	=	101,984	
Adj Base Cost	= 120.15	Lot Value	+	43,765	
Total Area	x 1,280	Indicated Value	=	145,749	
Adjusted Cost	= 153,792	Value Per SqFt		113.87	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	101,984		
Lot Value	43,765		
Indicated Value	145,749	113.87	Per SqFt
Agland Value			
Site Improvements			
Total Value	145,749	113.87	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	10001	12x4		48	21.14		1,015
PRCH	SLAB PORCH - COVERED	10002	28x14		392	20.21		7,922
WODO	WOOD DECK - OPEN	144966	20x14		280	16.06		4,497



Rogers

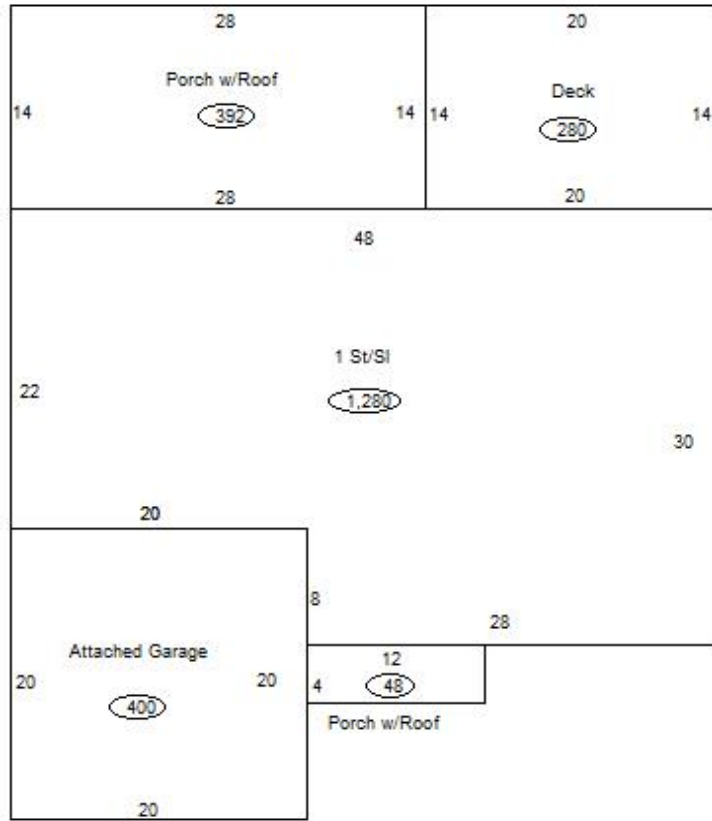
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 Page 3

Sketch Image

660003938



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,280	1.000	1,280
2	G	1		13	Attached Garage	400	1.000	400
3	M	PRCH		13	SLBC	48	1.000	48
4	M	PRCH		13	SLBC	392	1.000	392
5	M	WODO		13	WODO	280	1.000	280
Total Building Area						1,280		1,280



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Time 18:01:04
Page 4

660003938

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF Qual 2	STG FAIR Cond	0x0x0 Year		Eff Age	
Valuation Summary		Modifier Total		RCN	Depr (100% Phys/ % Func)	RCNLD
Base Cost (4.68 x)						
	STF Qual 2	STG FAIR Cond	0x0x0 Year		Eff Age	
Valuation Summary		Modifier Total		RCN	Depr (100% Phys/ % Func)	RCNLD
Base Cost (4.68 x)						