



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 16:51:53
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Assessment Data					Primary Image																																																																																																																				
Account 660003997 Parcel ID 000000-00-0-10430-007-0042 Cadastral ID 05-21-16-04040 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 326800 AL-KAZAZ, GAHLIB TRUST PO BOX 471352 TULSA OK 74147-0000 Parcel Location Situs 00508 N KATES AVE Subdivision STATE PREPARATORY Lot/Block 0042 / 0007 Parcel Size 8 - Lots Sec/Twn/Rng 5 / 21 / 16 / 5 Neighborhood 1183 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.32298273 -95.62897483																																																																																																																									
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Lot Data		Square-Foot - NBHD 1183 #1	
Lot Size			
Lot Count	1		
Units Buildable	25000		
Non-Ag Acres	0.489		
Topography			
Street Access			
Utilities			
Amenities	LOT SIZE ADJUSTMENT	0	
		0	
Method	Square-Foot		
Base Lot Value	21,299.00 x 3.70 = 78,820		
Factor Value			
Adjustments	1.0000		
Lot Value	78,820		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	R3 Res Nbhd 3
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,707 / 2,571
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,707
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 3.0 /
Basement Area	
Garage Type	418 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1963 / 47

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adjusted R	0.8445
Indicated Value	175,389 68.22 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	1
Indicated Value	5,160 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	54,623
Lot Value	78,820
Indicated Value	133,443 51.90 Per SqFt
Agland Value	
Site Improvements	
Total Value	133,443 51.90 Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	77.95	Total Misc Impr	+ 446				
Roofing Adj	+ 2.57	Garage Cost	+ 10,249				
Subfloor Adj	+ 0.00	Total RCN	= 260,108				
Heat/Cool Adj	+ 10.30	Depreciation (79%)	- 205,485				
Plumbing Adj	+ 6.19	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 54,623				
Adj Base Cost	= 97.01	Lot Value	+ 78,820				
Total Area	x 2,571	Indicated Value	= 133,443				
Adjusted Cost	= 249,413	Value Per SqFt	51.90				

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	10147	7x3		21	21.23		446



Rogers

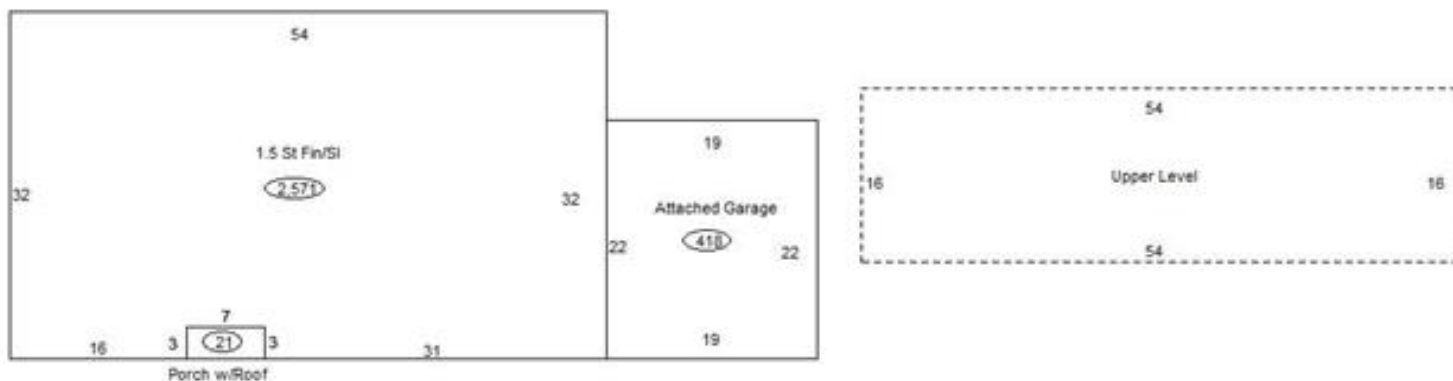
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Sketch Image

660003997



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/Sl	1,707	1.506	2,571
2	G	1		13	Attached Garage	418	1.000	418
3	U	^UL	Overhang	13	Upper Level	864	1.000	864
4	M	PRCH		13	SLBC	21	1.000	21
Total Building Area						1,707		2,571