



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 02:26:34
 Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660004014 Parcel ID 000000-00-0-10230-001-0008 Cadastral ID 05-21-16-05660 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 330292 ANCHOR ATLAS PROPERTIES LLC 1706 FOREST HILL DR CLAREMORE OK 74017-0000 Parcel Location Situs 01509 LANG Subdivision LINDWOOD Lot/Block 0008 / 0001 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: 36.32322496 -95.61683211																																																																																																																									
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 Page 2

Lot Data	Square-Foot - NBHD 1183 #1	Primary Image
Lot Size Lot Count 1 Units Buildable 7500 Non-Ag Acres 0.1571 Topography Street Access Utilities Amenities LOT SIZE ADJUSTMENT 0 0 Method Square-Foot Base Lot Value 6,843.00 x 5.00 = 34,215 Factor Value Adjustments 1.0000 Lot Value 34,215		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	R3 Res Nbhd 3
Style	100% One Story
Exterior Wall	50% Veneer, Masonry 50% Frame, Siding, Wood
Base/Total Area	999 / 999
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	999
Fixture/RghIn	4 /
Bed/F/H Bath	3 / 1.0 /
Basement Area	
Garage Type	297 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1972 / 41

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	95,009	95.10	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	119,320		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	98.82	Total Misc Impr	+ 1,015				
Roofing Adj	+ 4.22	Garage Cost	+ 8,049				
Subfloor Adj	+ 0.00	Total RCN	= 127,306				
Heat/Cool Adj	+ 10.30	Depreciation (51%)	- 64,926				
Plumbing Adj	+ 5.02	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 62,380				
Adj Base Cost	= 118.36	Lot Value	+ 34,215				
Total Area	x 999	Indicated Value	= 96,595				
Adjusted Cost	= 118,242	Value Per SqFt	96.69				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	62,380		
Lot Value	34,215		
Indicated Value	96,595	96.69	Per SqFt
Agland Value			
Site Improvements			
Total Value	96,595	96.69	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	10177	16x3		48	21.14		1,015



Rogers

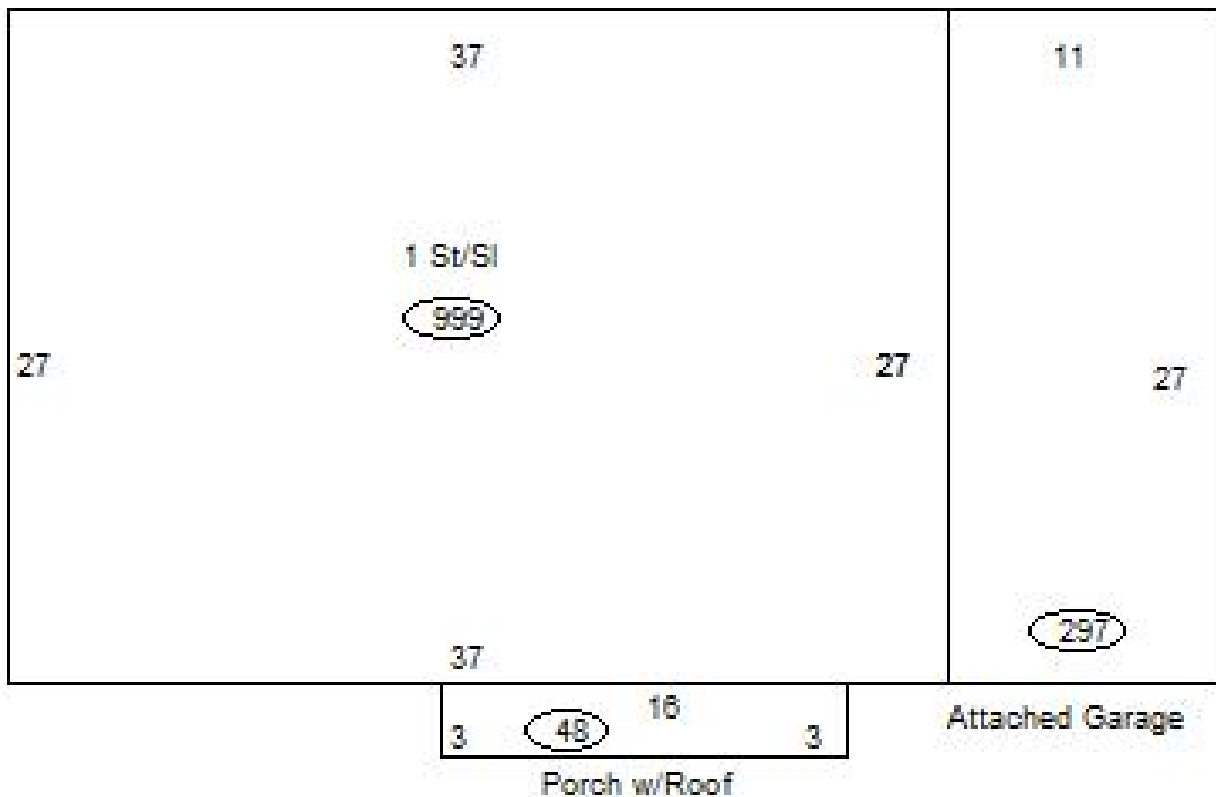
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Page 3

Sketch Image

660004014



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	999	1.000	999
2	G	1		13	Attached Garage	297	1.000	297
3	M	PRCH		13	SLBC	48	1.000	48
Total Building Area						999		999