



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 02:31:54
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Assessment Data					Primary Image																																																																																																																				
Account 660004020 Parcel ID 000000-00-0-10230-002-0004 Cadastral ID 05-21-16-05720 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 311523 D & B LONG LLC 1412 N CHOCTAW PL CLAREMORE OK 74017-0000 Parcel Location Situs 00837 HIGHLAND CT Subdivision LINDWOOD Lot/Block 0004 / 0002 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: 36.32209663 -95.61562606 LOT 4 BLOCK 2 LINDWOOD																																																																																																																									
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Lot Data		Square-Foot - NBHD 1183 #1	
Lot Size			
Lot Count	1		
Units Buildable	9975		
Non-Ag Acres	0.2537		
Topography			
Street Access			
Utilities			
Amenities	LOT SIZE ADJUSTMENT	0	0
Method	Square-Foot		
Base Lot Value	11,049.00 x 4.58 = 50,633		
Factor Value			
Adjustments	1.0000		
Lot Value	50,633		



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-4-18\IMG_001 4/18/2023

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	980 / 980
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	980
Fixture/RghIn	4 /
Bed/F/H Bath	3 / 1.0 /
Basement Area	
Garage Type	560 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	117,581	119.98	Per SqFt

Direct Comparables			
Selection Model	A Adam Test		
Adjustment Model	1 2022 Residential		
Comparables	6		
Indicated Value	135,010		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	99.47	Total Misc Impr	+ 3,759				
Roofing Adj	+ 4.25	Garage Cost	+ 12,740				
Subfloor Adj	+ 0.00	Total RCN	= 133,246				
Heat/Cool Adj	+ 10.30	Depreciation (51%)	- 67,955				
Plumbing Adj	+ 5.11	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 65,291				
Adj Base Cost	= 119.13	Lot Value	+ 50,633				
Total Area	x 980	Indicated Value	= 115,924				
Adjusted Cost	= 116,747	Value Per SqFt	118.29				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	65,291		
Lot Value	50,633		
Indicated Value	115,924	118.29	Per SqFt
Agland Value			
Site Improvements			
Total Value	115,924	118.29	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	10198	10x3		30	21.20		636
PRCH	SLAB PORCH - COVERED	10199	15x10		150	20.82		3,123



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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	R	1	Slab	13	1 St/Sl	980	1.000	980
2	G	1		13	Attached Garage	560	1.000	560
3	M	PRCH		13	SLBC	30	1.000	30
4	M	PRCH		13	SLBC	150	1.000	150
Total Building Area						980		980



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	0x0x0			
	Qual	2	Cond	Year	Eff Age	

Valuation Summary	Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
Base Cost (4.68 x)				