



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 02:32:01
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Assessment Data					Primary Image																																																																																																																				
Account 660004027 Parcel ID 000000-00-0-10230-003-0001 Cadastral ID 05-21-16-05790 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 346503 BARONE, BETH ANN & VICTOR 409 E 13TH ST CLAREMORE OK 74017-0000 Parcel Location Situs 00849 MINGO CT Subdivision LINDWOOD Lot/Block 0001 / 0003 Parcel Size 2 - Lots Sec/Twn/Rng 5 / 21 / 16 / 5 Neighborhood 1183 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS																																																																																																																									
Legal Description Lot/Long: 36.32299324 -95.61623981																																																																																																																									
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Lot Data	Square-Foot - NBHD 1183 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	9975	
Non-Ag Acres	0.3733	
Topography		
Street Access		
Utilities		
Amenities	LOT SIZE ADJUSTMENT	
	0	
	0	
Method	Square-Foot	
Base Lot Value	16,259.00 x 4.00 = 64,960	
Factor Value		
Adjustments	1.4450	
Lot Value	93,867	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	R3 Res Nbhd 3
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,424 / 1,424
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,424
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	399 Attached Garage - Unfinished
Remodel	PARTIAL -
Year/Eff Age	1970 / 28



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-4-18\IMG_002 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	140,717	98.82	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	5		
Indicated Value	186,500		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	131,133		
Lot Value	93,867		
Indicated Value	225,000	158.01	Per SqFt
Agland Value			
Site Improvements			
Total Value	225,000	158.01	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	108.36	Total Misc Impr	+	13,937			
Roofing Adj	+ 4.58	Garage Cost	+	11,679			
Subfloor Adj	+ -1.20	Total RCN	=	211,505			
Heat/Cool Adj	+ 11.47	Depreciation (38%)	-	80,372			
Plumbing Adj	+ 7.33	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	131,133			
Adj Base Cost	= 130.54	Lot Value	+	93,867			
Total Area	x 1,424	Indicated Value	=	225,000			
Adjusted Cost	= 185,889	Value Per SqFt		158.01			

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	10223	13x6		78	24.02		1,874
EPSW	ENCLOSED PORCH - SOLID WALL	10224	21x8		168	62.28		10,463
PATO	SLAB PORCH - OPEN	10225	14x11		154	10.39		1,600



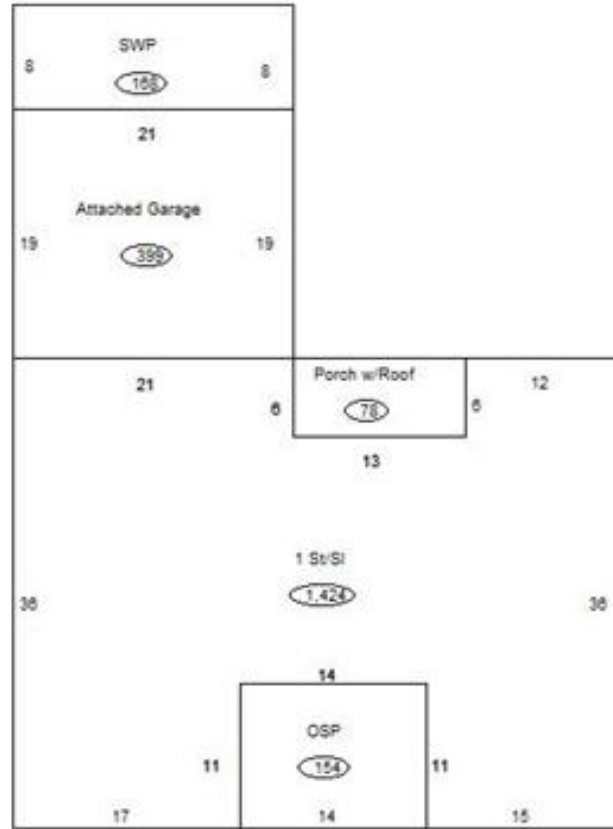
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Sketch Image

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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	1,424	1.000	1,424
2	G	1		13	Attached Garage	399	1.000	399
3	M	PRCH		13	SLBC	78	1.000	78
4	M	EPSW		13	EPSW	168	1.000	168
5	M	PATO		13	Open Slab	154	1.000	154
Total Building Area						1,424		1,424



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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)				