



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 02:06:49
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Assessment Data					Primary Image																																																																																																																				
Account 660004039 Parcel ID 000000-00-0-10772-001-0003 Cadastral ID 05-21-16-05900 Property Type REAL - Real Property Property Class RRP VI Area 1 Tax Area 18 - CLAREMORE RURAL/W/O FIRE Name ID 348792 HAZLETT, BENJAMIN 16061 E 430 RD CLAREMORE OK 74017-0000 Parcel Location Situs 00802 W 23RD PL N Subdivision SPRINGBROOK ESTATES I Lot/Block 0003 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 5 / 21 / 16 / 5 Neighborhood 1183 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS																																																																																																																									
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Lot Data		Square-Foot - NBHD 1183 #1	
Lot Size			
Lot Count	1		
Units Buildable	8000		
Non-Ag Acres	0.1899		
Topography			
Street Access			
Utilities			
Amenities	LOT SIZE ADJUSTMENT	0	0
Method	Square-Foot		
Base Lot Value	8,271.00 x 5.00 = 41,355		
Factor Value			
Adjustments	2.3565		
Lot Value	97,453		



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Residential Data	
Type	5 Duplex
Condition	3 - Average
Quality	3 - Average
Architecture	R3 Res Nbhd 3
Style	100% One Story
Exterior Wall	20% Veneer, Masonry 80% Frame, Siding, Wood
Base/Total Area	1,750 / 1,750
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,750
Fixture/RghIn	11 /
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	576 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1979 / 35

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	206,089 117.77 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	
Indicated Value	

Value Reconciliation

Selected Approach	Cost Approach
Improvements	140,548
Lot Value	97,453
Indicated Value	238,001 136.00 Per SqFt
Agland Value	
Site Improvements	
Total Value	238,001 136.00 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	111.15	Total Misc Impr	+ 2,952
Roofing Adj	+ 4.07	Garage Cost	+ 22,280
Subfloor Adj	+ -0.80	Total RCN	= 260,275
Heat/Cool Adj	+ 11.69	Depreciation (46%)	- 119,727
Plumbing Adj	+ 8.20	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 140,548
Adj Base Cost	= 134.31	Lot Value	+ 97,453
Total Area	x 1,750	Indicated Value	= 238,001
Adjusted Cost	= 235,043	Value Per SqFt	136.00

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	SLAB PORCH - OPEN	10263	12x11		132	11.18		1,476
PATO	SLAB PORCH - OPEN	10264	12x11		132	11.18		1,476



Rogers

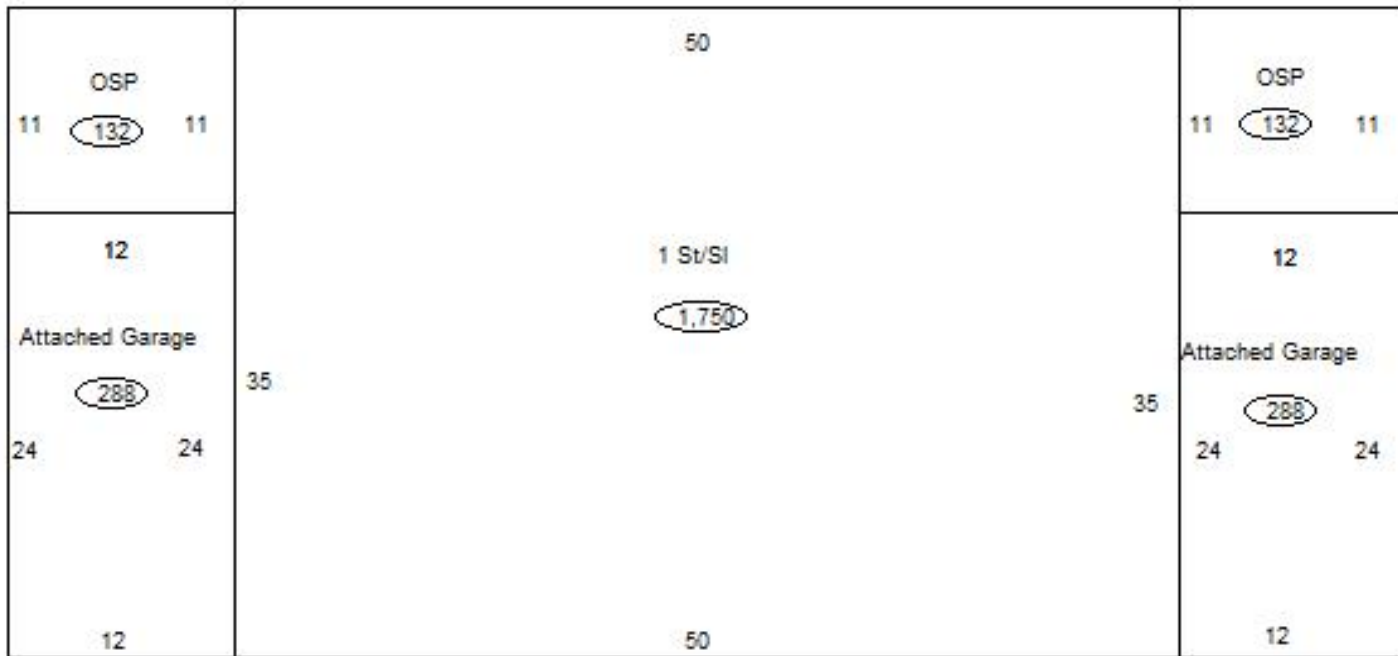
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Sketch Image

660004039



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,750	1.000	1,750
2	G	1		13	Attached Garage	288	1.000	288
3	G	1		13	Attached Garage	288	1.000	288
4	M	PATO		13	Open Slab	132	1.000	132
5	M	PATO		13	Open Slab	132	1.000	132
Total Building Area						1,750		1,750