



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 17:35:19
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660004053 Parcel ID 000000-00-0-10772-001-0017 Cadastral ID 05-21-16-06040 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 317327 W6 PROPERTIES LLC 5498 E 475 RD CLAREMORE OK 74019-0000 Parcel Location Situs 00832 W 24TH ST N Subdivision SPRINGBROOK ESTATES I Lot/Block 0017 / 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	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	8000	
Non-Ag Acres	0.2034	
Topography		
Street Access		
Utilities		
Amenities	LOT SIZE ADJUSTMENT	
	0	
	0	
Method	Square-Foot	
Base Lot Value	8,862.00 x 5.00 = 44,310	
Factor Value		
Adjustments	1.0000	
Lot Value	44,310	

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	1,270 / 1,270
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,270
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	476 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1983 / 32



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-4-18\IMG_004' 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	134,494	105.90	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	154,260 Per SqFt

Cost Approach				Manual : 01/2025	
Base Cost	98.37	Total Misc Impr	+	7,333	
Roofing Adj	+ 4.21	Garage Cost	+	11,224	
Subfloor Adj	+ 0.00	Total RCN	=	174,564	
Heat/Cool Adj	+ 10.30	Depreciation (44%)	-	76,808	
Plumbing Adj	+ 9.96	Lump Sums	+	6,473	
Basement Adj	+ 0.00	RCNLD	=	104,229	
Adj Base Cost	= 122.84	Lot Value	+	44,310	
Total Area	x 1,270	Indicated Value	=	148,539	
Adjusted Cost	= 156,007	Value Per SqFt		116.96	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	104,229		
Lot Value	44,310		
Indicated Value	148,539	116.96	Per SqFt
Agland Value			
Site Improvements			
Total Value	148,539	116.96	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	4,576.55		4,577
PRCH	SLAB PORCH - COVERED	10318		132	132	20.88		2,756
WODC	WOOD DECK - COVERED	10319	15x12		180	35.96		6,473

