



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 08:38:34
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Assessment Data					Primary Image																																																																																																																				
Account 660004059 Parcel ID 000000-00-0-10772-002-0001 Cadastral ID 05-21-16-06100 Property Type REAL - Real Property Property Class RRP VI Area 1 Tax Area 18 - CLAREMORE RURAL/W/O FIRE Name ID 325895 COUCH, JOHN EARL II & JODI LEE 803 NW 24TH ST CLAREMORE OK 74017-0000 Parcel Location Situs 00803 W 24TH ST N Subdivision SPRINGBROOK ESTATES I Lot/Block 0001 / 0002 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	0.2116	
Topography		
Street Access		
Utilities		
Amenities	LOT SIZE ADJUSTMENT	
	0	
	0	
Method	Square-Foot	
Base Lot Value	9,216.00 x 4.95 = 45,592	
Factor Value		
Adjustments	1.0000	
Lot Value	45,592	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	R3 Res Nbhd 3
Style	100% One Story
Exterior Wall	90% Frame, Siding, Wood 10% Veneer, Masonry
Base/Total Area	1,699 / 1,699
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,699
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	585 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1989 / 28

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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	171,402	100.88	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	181,690		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	88.94	Total Misc Impr	+	4,707			
Roofing Adj	+ 3.96	Garage Cost	+	13,174			
Subfloor Adj	+ 0.00	Total RCN	=	205,858			
Heat/Cool Adj	+ 10.30	Depreciation (40%)	-	82,343			
Plumbing Adj	+ 7.44	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	123,515			
Adj Base Cost	= 110.64	Lot Value	+	45,592			
Total Area	x 1,699	Indicated Value	=	169,107			
Adjusted Cost	= 187,977	Value Per SqFt		99.53			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	123,515		
Lot Value	45,592		
Indicated Value	169,107	99.53	Per SqFt
Agland Value			
Site Improvements			
Total Value	169,107	99.53	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	10343		198	198	20.67		4,093
PATO	SLAB PORCH - OPEN	144965	10x6		60	10.24		614



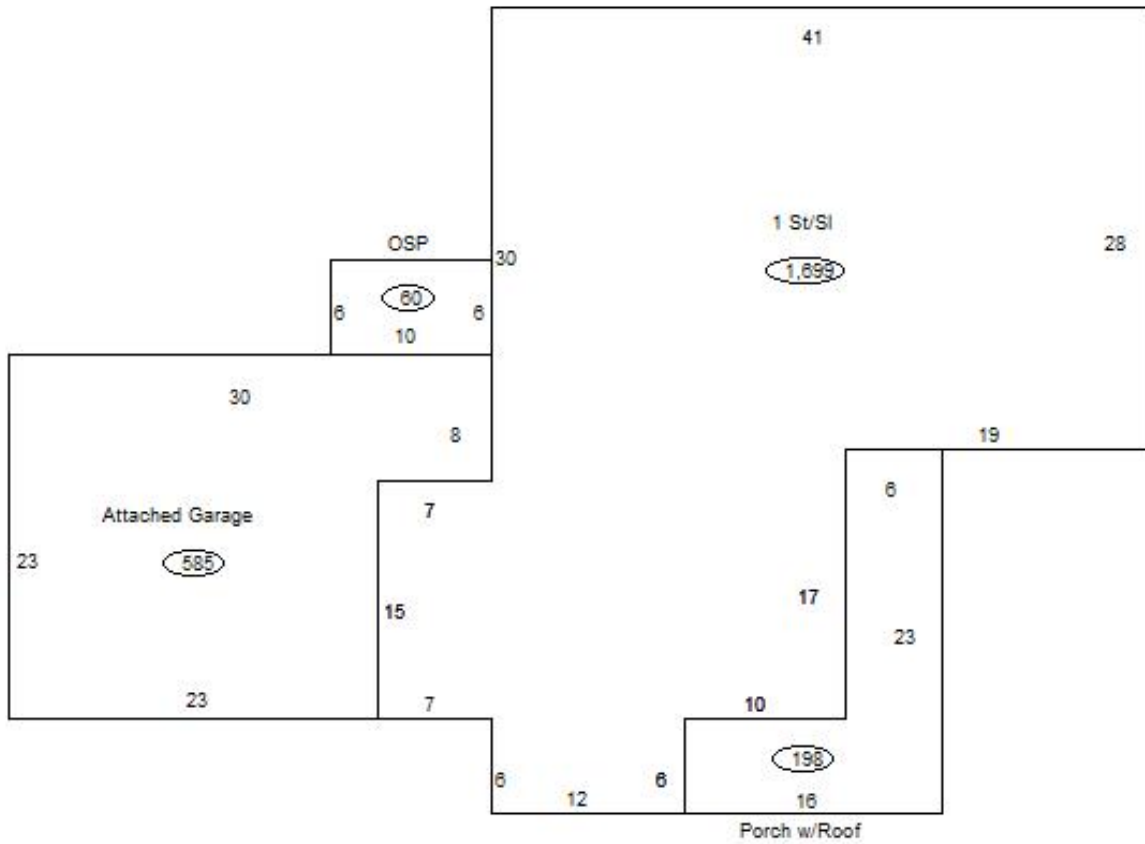
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Sketch Image

660004059



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,699	1.000	1,699
2	G	1		13	Attached Garage	585	1.000	585
3	M	PRCH		13	SLBC	198	1.000	198
4	M	PATO		13	Open Slab	60	1.000	60
Total Building Area						1,699		1,699