



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 07:52:40  
Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660004062 <b>Parcel ID</b> 000000-00-0-10772-002-0004 <b>Cadastral ID</b> 05-21-16-06130 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RRP VI Area 1 <b>Tax Area</b> 18 - CLAREMORE RURAL/W/O FIRE <b>Name ID</b> 349235 SIMMONS, MATTHEW & NATYLEIGH  809 W 24TH ST N CLAREMORE OK 74017-0000  <b>Parcel Location</b> <b>Situs</b> 00809 W 24TH ST N <b>Subdivision</b> SPRINGBROOK ESTATES I <b>Lot/Block</b> 0004 / 0002 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 5 / 21 / 16 / 5 <b>Neighborhood</b> 1183 - R-V01-SW CLAREMORE <b>School District</b> S001 - CLAREMORE SCHOOLS																																																																																																																									
<b>Legal Description</b> Lot/Long: 36.33196806 -95.61660046 LOT 4 BLOCK 2 SPRINGBROOK EST I																																																																																																																									
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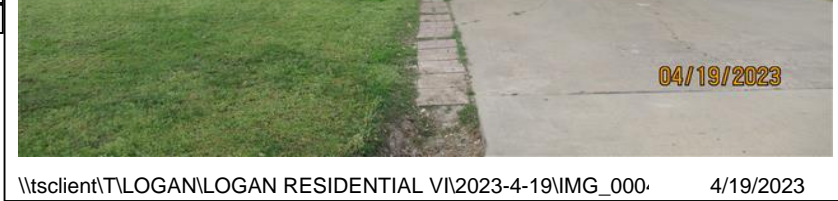
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Lot Data	Square-Foot - NBHD 1183 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> 1 <b>Units Buildable</b> 8000 <b>Non-Ag Acres</b> 0.1959 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> LOT SIZE ADJUSTMENT 0 0 <b>Method</b> Square-Foot <b>Base Lot Value</b> 8,534.00 x 5.00 = 42,670 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 42,670		<p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-4-19\IMG_000 4/19/2023</p>

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	2 - Fair
<b>Architecture</b>	R3 Res Nbhd 3
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	100% Veneer, Masonry
<b>Base/Total Area</b>	1,150 / 1,150
<b>Style</b>	100% One Story
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	1,150
<b>Fixture/RghIn</b>	11 /
<b>Bed/F/H Bath</b>	3 / 2.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	437 Attached Garage - Unfinished 2 Stalls
<b>Remodel</b>	
<b>Year/Eff Age</b>	1984 / 32



GRM Approach	
<b>GRM Code</b>	
<b>Gross Rent</b>	0.00
<b>Indicated Value</b>	

Multiple Regression			
<b>MRA Code</b>	1	Test	
<b>Adusted R</b>	0.8445		
<b>Indicated Value</b>	126,107	109.66	Per SqFt

Direct Comparables			
<b>Selection Model</b>	A	Adam Test	
<b>Adjustment Model</b>	1	2022 Residential	
<b>Comparables</b>	6		
<b>Indicated Value</b>	151,400		Per SqFt

Cost Approach				Manual : 01/2025	
<b>Base Cost</b>	99.38	<b>Total Misc Impr</b>	+	5,601	
<b>Roofing Adj</b>	+ 4.07	<b>Garage Cost</b>	+	10,562	
<b>Subfloor Adj</b>	+ 0.00	<b>Total RCN</b>	=	159,614	
<b>Heat/Cool Adj</b>	+ 10.30	<b>Depreciation ( 44%)</b>	-	70,230	
<b>Plumbing Adj</b>	+ 10.99	<b>Lump Sums</b>	+	0	
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	=	89,384	
<b>Adj Base Cost</b>	= 124.74	<b>Lot Value</b>	+	42,670	
<b>Total Area</b>	x 1,150	<b>Indicated Value</b>	=	132,054	
<b>Adjusted Cost</b>	= 143,451	<b>Value Per SqFt</b>		114.83	

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	89,384		
<b>Lot Value</b>	42,670		
<b>Indicated Value</b>	132,054	114.83	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>			
<b>Total Value</b>	132,054	114.83	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
PATO	SLAB PORCH - OPEN	10353	10x10		100	10.24		1,024



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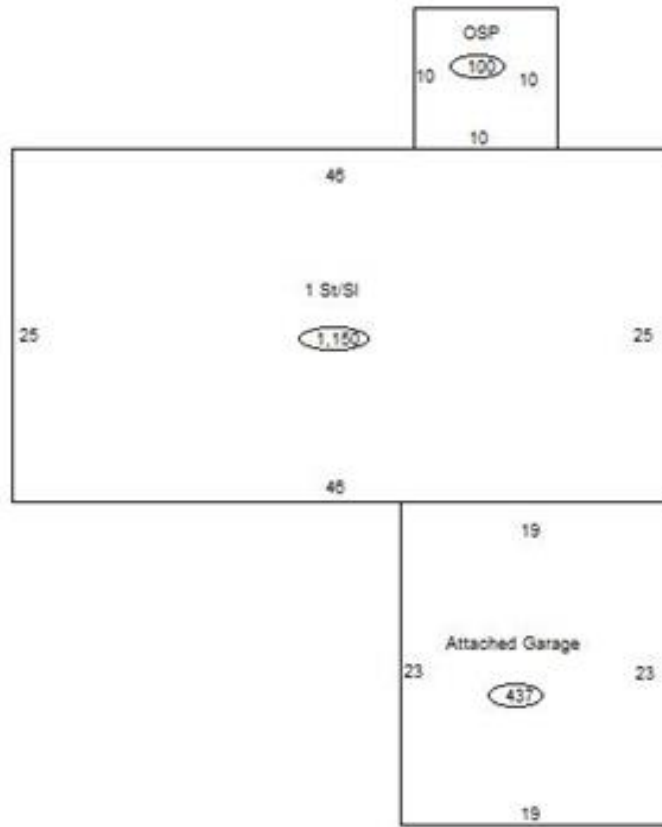
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Sketch Image

660004062



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,150	1.000	1,150
2	G	1		13	Attached Garage	437	1.000	437
3	M	PATO		13	Open Slab	100	1.000	100
<b>Total Building Area</b>						1,150		1,150