



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
 Time 05:16:09  
 Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660004067 <b>Parcel ID</b> 000000-00-0-10772-002-0009 <b>Cadastral ID</b> 05-21-16-06180 <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> 278667 CUTSINGER PROPERTIES LLC  16700 E 450 RD CLAREMORE OK 74017-0000  <b>Parcel Location</b> <b>Situs</b> 00819 W 24TH ST N <b>Subdivision</b> SPRINGBROOK ESTATES I <b>Lot/Block</b> 0009 / 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: 36.33199225 -95.61781736																																																																																																																									
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Lot Data	Square-Foot - NBHD 1183 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	8000	
Non-Ag Acres	0.2135	
Topography		
Street Access		
Utilities		
Amenities	LOT SIZE ADJUSTMENT	
	0	
	0	
Method	Square-Foot	
Base Lot Value	9,298.00 x 4.93 = 45,817	
Factor Value		
Adjustments	1.0000	
Lot Value	45,817	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	R3 Res Nbhd 3
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,321 / 1,321
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,321
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	506 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1984 / 32

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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	140,665	106.48	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	157,600		Per SqFt

Cost Approach				Manual : 01/2025	
Base Cost	101.95	Total Misc Impr	+	1,316	
Roofing Adj	+ 4.17	Garage Cost	+	11,775	
Subfloor Adj	+ 0.00	Total RCN	=	179,524	
Heat/Cool Adj	+ 10.30	Depreciation ( 44%)	-	78,991	
Plumbing Adj	+ 9.57	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	100,533	
Adj Base Cost	= 125.99	Lot Value	+	45,817	
Total Area	x 1,321	Indicated Value	=	146,350	
Adjusted Cost	= 166,433	Value Per SqFt		110.79	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	100,533		
Lot Value	45,817		
Indicated Value	146,350	110.79	Per SqFt
Agland Value			
Site Improvements			
Total Value	146,350	110.79	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	10372	4x3		12	21.26		255
PATO	SLAB PORCH - OPEN	10373	13x8		104	10.20		1,061



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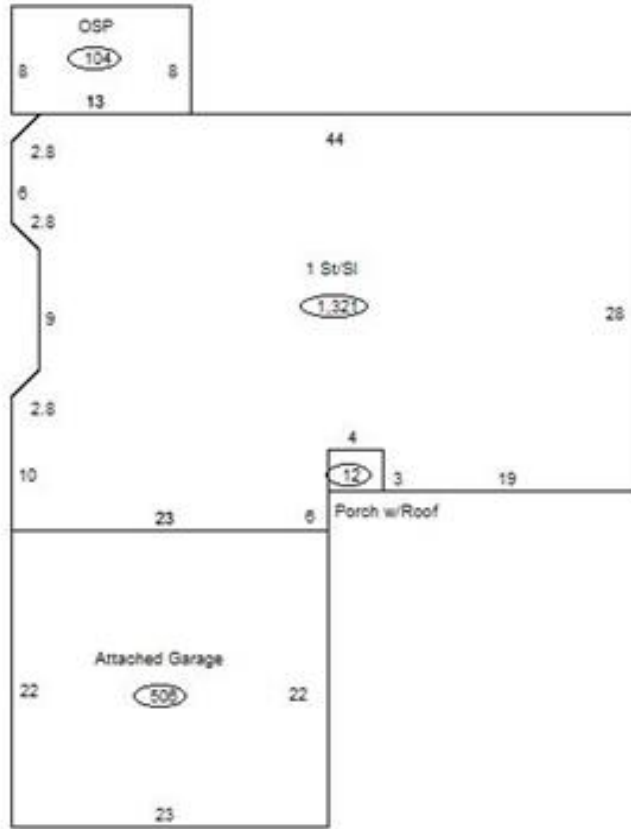
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Sketch Image

660004067



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,321	1.000	1,321
2	G	1		13	Attached Garage	506	1.000	506
3	M	PRCH		13	SLBC	12	1.000	12
4	M	PATO		13	Open Slab	104	1.000	104
<b>Total Building Area</b>						<b>1,321</b>		<b>1,321</b>