



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 02:36:13
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Assessment Data					Primary Image																																																																																																																				
Account 660004089 Parcel ID 000000-00-0-10260-001-0019 Cadastral ID 05-21-16-06400 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 327636 SEIFRIED, CHRISTOPHER ROSS 412 E 10TH CLAREMORE OK 74017-0000 Parcel Location Situs 01406 N CHAMBERS TER Subdivision MEADOW VIEW Lot/Block 0019 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 5 / 21 / 16 / 5 Neighborhood 1183 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS																																																																																																																									
Legal Description Lot/Long: 36.32235612 -95.62173174																																																																																																																									
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Lot Data		Square-Foot - NBHD 1183 #1	
Lot Size			
Lot Count	1		
Units Buildable	8500		
Non-Ag Acres	0.1551		
Topography			
Street Access			
Utilities			
Amenities	LOT SIZE ADJUSTMENT	0	0
Method	Square-Foot		
Base Lot Value	6,756.00 x 5.00 = 33,780		
Factor Value			
Adjustments	1.0000		
Lot Value	33,780		



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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	848 / 848
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	848
Fixture/RghIn	4 /
Bed/F/H Bath	3 / 1.0 /
Basement Area	
Garage Type	456 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1970 / 42

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	100,072	118.01	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	3
Indicated Value	103,120 Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	111.14	Total Misc Impr	+ 3,375				
Roofing Adj	+ 4.53	Garage Cost	+ 10,889				
Subfloor Adj	+ 0.00	Total RCN	= 126,098				
Heat/Cool Adj	+ 10.30	Depreciation (52%)	- 65,571				
Plumbing Adj	+ 5.91	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 60,527				
Adj Base Cost	= 131.88	Lot Value	+ 33,780				
Total Area	x 848	Indicated Value	= 94,307				
Adjusted Cost	= 111,834	Value Per SqFt	111.21				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	60,527		
Lot Value	33,780		
Indicated Value	94,307	111.21	Per SqFt
Agland Value			
Site Improvements			
Total Value	94,307	111.21	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	SLAB PORCH - OPEN	10459	440		440	7.67		3,375



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Sketch Image

660004089



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	848	1.000	848
2	G	1		13	Attached Garage	456	1.000	456
3	M	PATO		13	Open Slab	440	1.000	440
Total Building Area						848		848



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	0x0x0			
	Qual	2	Cond	Year	Eff Age	
		Valuation Summary	Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
		Base Cost (4.68 x)				