



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
 Time 05:52:02  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660004092 <b>Parcel ID</b> 000000-00-0-10260-002-0004 <b>Cadastral ID</b> 05-21-16-06430 <b>Property Type</b> REAL - Real Property <b>Property Class</b> URP VI Area 1 <b>Tax Area</b> 17 - CLAREMORE OT <b>Name ID</b> 345113 TEGETHOFF, JUSTICE & VICTORIA TEGETHOFF  1102 W 16TH PL CLAREMORE OK 74017-0000  <b>Parcel Location</b> <b>Situs</b> 01102 W 16TH PL N <b>Subdivision</b> MEADOW VIEW <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: 36.32490149 -95.62235059																																																																																																																									
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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> 10000 <b>Non-Ag Acres</b> 0.1747 <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> 7,611.00 x 5.00 = 38,055 <b>Factor Value</b> <b>Adjustments</b> 2.6655 <b>Lot Value</b> 101,437		

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>	934 / 934
<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>	934
<b>Fixture/RghIn</b>	4 /
<b>Bed/F/H Bath</b>	3 / 1.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	475 Attached Garage - Unfinished
<b>Remodel</b>	
<b>Year/Eff Age</b>	1970 / 42



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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>	105,990	113.48	Per SqFt

Direct Comparables			
<b>Selection Model</b>	A	Adam Test	
<b>Adjustment Model</b>	1	2022 Residential	
<b>Comparables</b>	5		
<b>Indicated Value</b>	121,470		Per SqFt

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	65,707		
<b>Lot Value</b>	101,437		
<b>Indicated Value</b>	167,144	178.96	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>			
<b>Total Value</b>	167,144	178.96	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	111.70	<b>Total Misc Impr</b>	+ 2,462				
<b>Roofing Adj</b>	+ 4.57	<b>Garage Cost</b>	+ 11,205				
<b>Subfloor Adj</b>	+ 0.00	<b>Total RCN</b>	= 136,890				
<b>Heat/Cool Adj</b>	+ 10.30	<b>Depreciation ( 52%)</b>	- 71,183				
<b>Plumbing Adj</b>	+ 5.36	<b>Lump Sums</b>	+ 0				
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 65,707				
<b>Adj Base Cost</b>	= 131.93	<b>Lot Value</b>	+ 101,437				
<b>Total Area</b>	x 934	<b>Indicated Value</b>	= 167,144				
<b>Adjusted Cost</b>	= 123,223	<b>Value Per SqFt</b>	178.96				

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	10470	5x5		25	21.21		530
PATO	SLAB PORCH - OPEN	10471	208		208	9.29		1,932



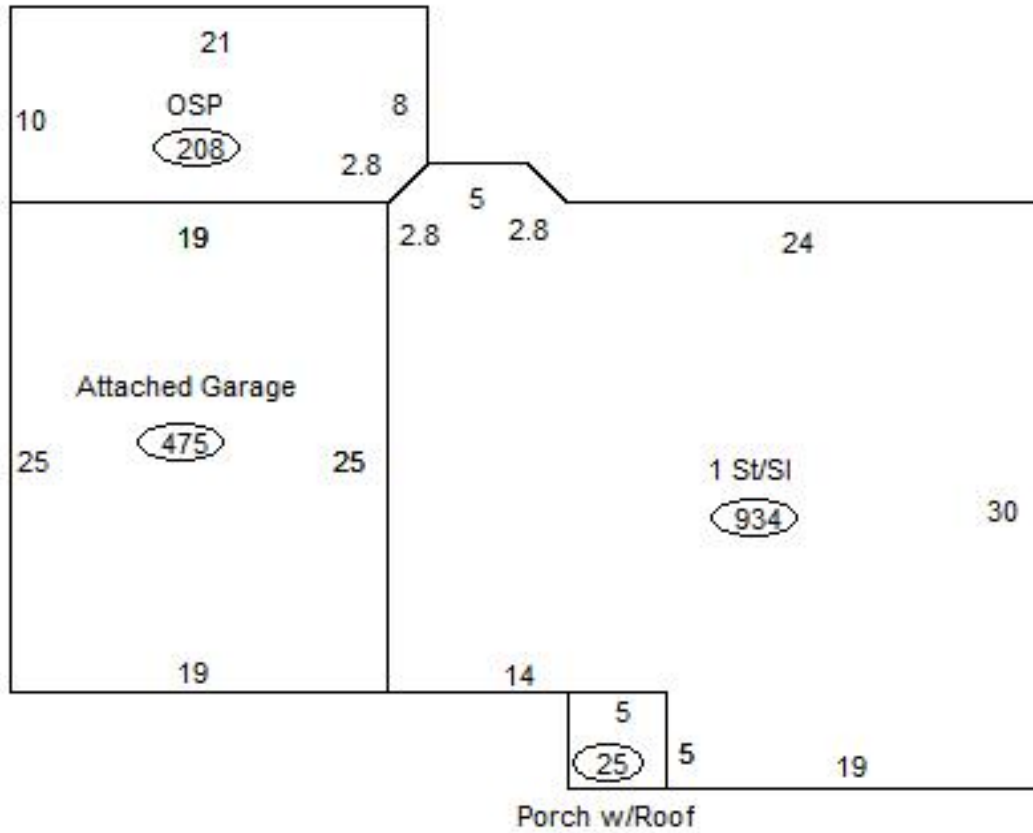
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Sketch Image

660004092



**Sketch Vector Information**

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	934	1.000	934
2	G	1		13	Attached Garage	475	1.000	475
3	M	PRCH		13	SLBC	25	1.000	25
4	M	PATO		13	Open Slab	208	1.000	208
<b>Total Building Area</b>						934		934