



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 02:36:19
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660004096 Parcel ID 000000-00-0-10260-002-0008 Cadastral ID 05-21-16-06470 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 332599 ALSPACH, JULIE 1118 W 16TH PL CLAREMORE OK 74017-0000 Parcel Location Situs 01118 W 16TH PL Subdivision MEADOW VIEW Lot/Block 0008 / 0002 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: 36.32530583 -95.62295484																																																																																																																									
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Date 04/17/2026
Time 02:36:19
Page 2

Lot Data	Square-Foot - NBHD 1183 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	10000	
Non-Ag Acres	0.2472	
Topography		
Street Access		
Utilities		
Amenities	LOT SIZE ADJUSTMENT	
	0	
	0	
Method	Square-Foot	
Base Lot Value	10,770.00 x 4.63 = 49,865	
Factor Value		
Adjustments	1.0000	
Lot Value	49,865	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,059 / 1,059
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,059
Fixture/RghIn	4 /
Bed/F/H Bath	3 / 1.0 /
Basement Area	
Garage Type	513 Attached Garage - Unfinished
Remodel	RMA -
Year/Eff Age	1971 / 25



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	116,385	109.90	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	148,970		Per SqFt

Cost Approach				Manual : 01/2025	
Base Cost	108.12	Total Misc Impr	+	1,765	
Roofing Adj	+ 4.43	Garage Cost	+	11,902	
Subfloor Adj	+ 0.00	Total RCN	=	148,774	
Heat/Cool Adj	+ 10.30	Depreciation (37%)	-	55,046	
Plumbing Adj	+ 4.73	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	93,728	
Adj Base Cost	= 127.58	Lot Value	+	49,865	
Total Area	x 1,059	Indicated Value	=	143,593	
Adjusted Cost	= 135,107	Value Per SqFt		135.59	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	93,728		
Lot Value	49,865		
Indicated Value	143,593	135.59	Per SqFt
Agland Value			
Site Improvements			
Total Value	143,593	135.59	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	10485	7x5		35	21.18		741
PATO	SLAB PORCH - OPEN	10486	10x10		100	10.24		1,024



Rogers

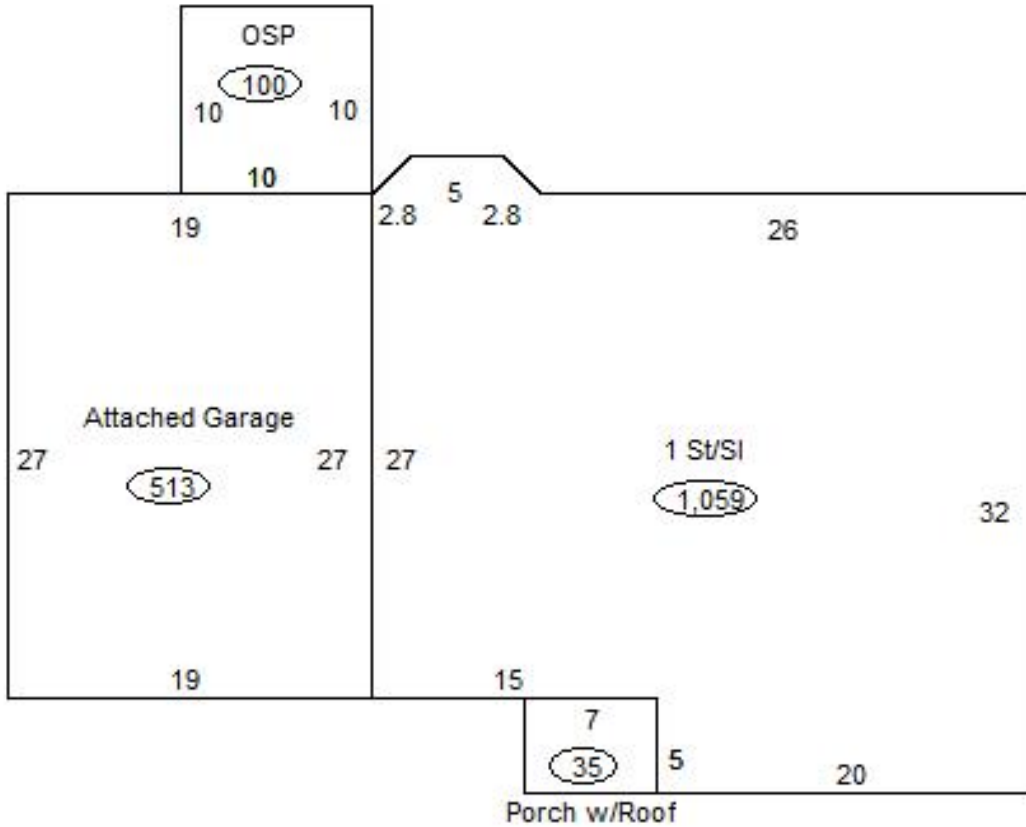
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 Time 02:36:19
 Page 3

Sketch Image

660004096



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,059	1.000	1,059
2	G	1		13	Attached Garage	513	1.000	513
3	M	PRCH		13	SLBC	35	1.000	35
4	M	PATO		13	Open Slab	100	1.000	100
Total Building Area						1,059		1,059



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Time 02:36:19
Page 4

660004096

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	8x10x0			80
	Qual	Cond	Year	Eff Age		
			0			
Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD	
Base Cost (4.68 x 80)		374		374	374	