



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 02:36:24
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660004100 Parcel ID 000000-00-0-10260-002-0012 Cadastral ID 05-21-16-06510 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 319114 A/C PROPERTIES LLC 1002 N FAULKNER PL CLAREMORE OK 74017-0000 Parcel Location Situs 01129 W 16TH PL N Subdivision MEADOW VIEW Lot/Block 0012 / 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: 36.32499123 -95.62359615																																																																																																																									
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Lot Data	Square-Foot - NBHD 1183 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	10000	
Non-Ag Acres	0.2749	
Topography		
Street Access		
Utilities		
Amenities	LOT SIZE ADJUSTMENT	
	0	
	0	
Method	Square-Foot	
Base Lot Value	11,973.00 x 4.44 = 53,174	
Factor Value		
Adjustments	1.0000	
Lot Value	53,174	

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	948 / 948
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	948
Fixture/RghIn	4 /
Bed/F/H Bath	3 / 1.0 /
Basement Area	
Garage Type	418 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1972 / 41



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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	103,320	108.99	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	123,980 Per SqFt

Cost Approach				Manual : 01/2025	
Base Cost	111.15	Total Misc Impr	+	2,169	
Roofing Adj	+ 4.56	Garage Cost	+	10,249	
Subfloor Adj	+ 0.00	Total RCN	=	136,881	
Heat/Cool Adj	+ 10.30	Depreciation (51%)	-	69,809	
Plumbing Adj	+ 5.28	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	67,072	
Adj Base Cost	= 131.29	Lot Value	+	53,174	
Total Area	x 948	Indicated Value	=	120,246	
Adjusted Cost	= 124,463	Value Per SqFt		126.84	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	67,072		
Lot Value	53,174		
Indicated Value	120,246	126.84	Per SqFt
Agland Value			
Site Improvements			
Total Value	120,246	126.84	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	10500	8x6		48	21.14		1,015
PATO	SLAB PORCH - OPEN	10501	114		114	10.12		1,154



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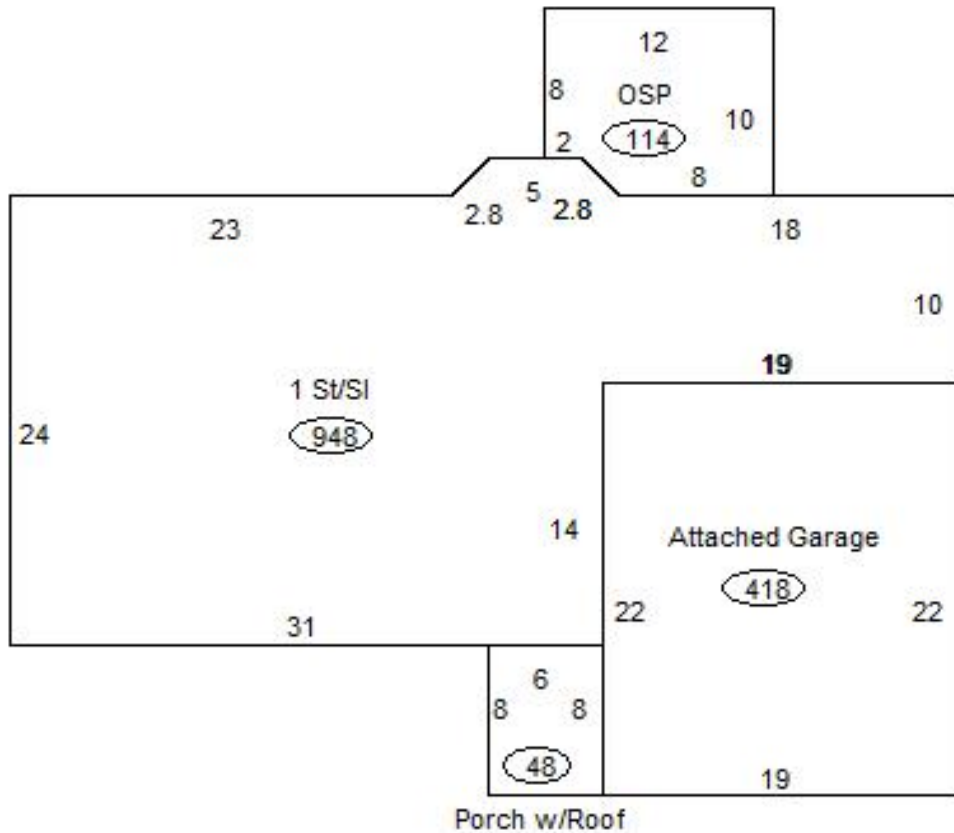
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Sketch Image

660004100



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	948	1.000	948
2	G	1		13	Attached Garage	418	1.000	418
3	M	PRCH		13	SLBC	48	1.000	48
4	M	PATO		13	Open Slab	114	1.000	114
Total Building Area						948		948