



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
Time 06:46:34  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660004130 <b>Parcel ID</b> 000000-00-0-10260-002-0042 <b>Cadastral ID</b> 05-21-16-06810 <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> 305242 BLACK, JEFFREY DAVID & MONICA J  19489 PECAN RIDGE PL CLAREMORE OK 74017-0000  <b>Parcel Location</b> <b>Situs</b> 01413 N CHAMBERS AVE <b>Subdivision</b> MEADOW VIEW <b>Lot/Block</b> 0042 / 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: 36.32290224 -95.62356732																																																																																																																									
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Lot Data		Square-Foot - NBHD 1183 #1	
Lot Size			
Lot Count	1		
Units Buildable	10000		
Non-Ag Acres	0.1616		
Topography			
Street Access			
Utilities			
Amenities	LOT SIZE ADJUSTMENT	0	
		0	
Method	Square-Foot		
Base Lot Value	7,038.00 x 5.00 = 35,190		
Factor Value			
Adjustments	1.1366		
Lot Value	39,997		



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-4-24\IMG\_000! 4/25/2023

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	927 / 927
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	927
Fixture/RghIn	4 /
Bed/F/H Bath	3 / 1.0 /
Basement Area	
Garage Type	513 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1971 / 41

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	109,907	118.56	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	130,390		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	107.83	Total Misc Impr	+ 1,970				
Roofing Adj	+ 4.41	Garage Cost	+ 11,902				
Subfloor Adj	+ 0.00	Total RCN	= 132,472				
Heat/Cool Adj	+ 10.30	Depreciation ( 51%)	- 67,561				
Plumbing Adj	+ 5.40	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 64,911				
Adj Base Cost	= 127.94	Lot Value	+ 39,997				
Total Area	x 927	Indicated Value	= 104,908				
Adjusted Cost	= 118,600	Value Per SqFt	113.17				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	64,911		
Lot Value	39,997		
Indicated Value	104,908	113.17	Per SqFt
Agland Value			
Site Improvements			
Total Value	104,908	113.17	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	10613	9x4		36	21.18		762
PATO	SLAB PORCH - OPEN	10614	12x10		120	10.07		1,208



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Sketch Image

660004130



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	927	1.000	927
2	G	1		13	Attached Garage	513	1.000	513
3	M	PRCH		13	SLBC	36	1.000	36
4	M	PATO		13	Open Slab	120	1.000	120
<b>Total Building Area</b>						927		927