



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660004257 <b>Parcel ID</b> 000000-00-0-10515-004-0016 <b>Cadastral ID</b> 05-21-16-08080 <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> 310136 GRAHAM, ELVIN W TRUST  11948 N 160TH E AVE COLLINSVILLE OK 74021-0000  <b>Parcel Location</b> <b>Situs</b> 01848 CRESTVIEW CIR <b>Subdivision</b> WILL ROGERS HGTS II <b>Lot/Block</b> 0016 / 0004 <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> Lat/Long: 36.33094041 -95.63108175																																																																																																																									
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Lot Data		Square-Foot - NBHD 1183 #1		Primary Image	
Lot Size					
Lot Count	1				
Units Buildable	10500				
Non-Ag Acres	0.3048				
Topography					
Street Access					
Utilities					
Amenities	LOT SIZE ADJUSTMENT	0	0		
Method	Square-Foot				
Base Lot Value	13,277.00 x 4.28 = 56,760				
Factor Value				\\tsclient\T\TOMMY DUNLAP\New folder (169)\IMG_0058.JPG 4/13/2023	
Adjustments	1.0000			<b>GRM Approach</b>	
Lot Value	56,760			GRM Code Gross Rent 0.00 Indicated Value	
<b>Residential Data</b>				<b>Multiple Regression</b>	
Type	1 Single Family Residence			MRA Code 1 Test Adjusted R 0.8445 Indicated Value 230,526 134.97 Per SqFt	
Condition	3 - Average			<b>Direct Comparables</b>	
Quality	3 - Average			Selection Model A Adam Test Adjustment Model 1 2022 Residential Comparables 6 Indicated Value 200,190 Per SqFt	
Architecture	R3 Res Nbhd 3			<b>Value Reconciliation</b>	
Style	100% 1 1/2 Story Finished			Selected Approach Cost Approach Improvements 183,830 Lot Value 56,760 Indicated Value 240,590 140.86 Per SqFt Agland Value Site Improvements 2,022 Total Value 242,612 142.04 Total Value Per SqFt	
Exterior Wall	30% Frame, Siding, Wood 70% Veneer, Masonry				
Base/Total Area	1,251 / 1,708				
Style	100% 1 1/2 Story Finished				
HVAC	100% Warmed & Cooled Air				
Roof Cover	1 Composition Shingle				
Area on Slab	1,251				
Fixture/RghIn	11 /				
Bed/F/H Bath	3 / 2.0 /				
Basement Area					
Garage Type	594 Attached Garage - Unfinished 2 Stalls				
Remodel					
Year/Eff Age	2001 / 19				
<b>Cost Approach</b>		<b>Manual : 01/2025</b>			
Base Cost	99.92	Total Misc Impr	+ 376		
Roofing Adj	+ 3.80	Garage Cost	+ 18,194		
Subfloor Adj	+ -1.78	Total RCN	= 229,798		
Heat/Cool Adj	+ 12.64	Depreciation ( 22%)	- 50,556		
Plumbing Adj	+ 9.09	Lump Sums	+ 4,588		
Basement Adj	+ 0.00	RCNLD	= 183,830		
Adj Base Cost	= 123.67	Lot Value	+ 56,760		
Total Area	x 1,708	Indicated Value	= 240,590		
Adjusted Cost	= 211,228	Value Per SqFt	140.86		

<b>Miscellaneous Improvements</b>							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
PRCH	SLAB PORCH - COVERED	10843	7x2		14	26.89	376
WODO	WOOD DECK - OPEN	10844	216		216	21.24	4,588



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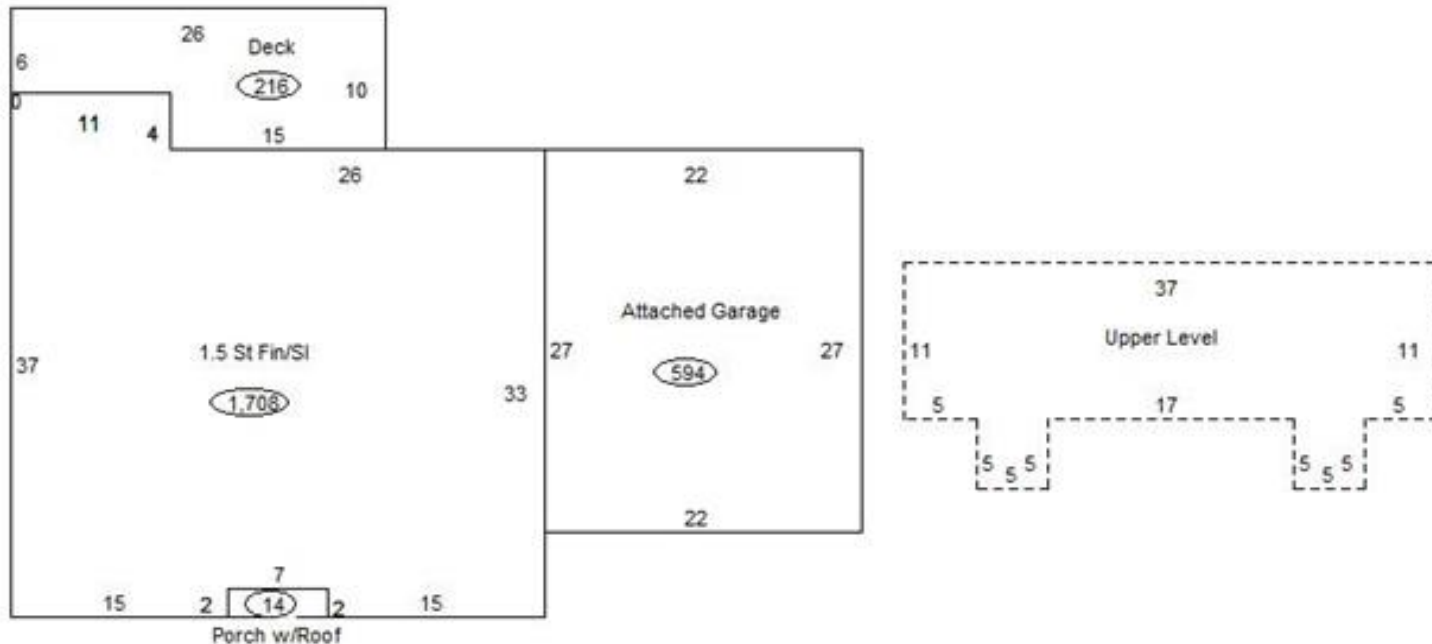
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### Sketch Image

660004257



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/SI	1,251	1.365	1,708
2	U	^UL		13	Upper Level	457	1.000	457
3	G	1		13	Attached Garage	594	1.000	594
4	M	PRCH		13	SLBC	14	1.000	14
5	M	WODO		13	WODO	216	1.000	216
<b>Total Building Area</b>						1,251		1,708



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STA	STG AVG	0x0x0			288
	Qual	3	Cond 3	Year 2004	Eff Age	
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (0% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (7.02 x 288)		2,022		2,022		2,022