



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 14:53:18
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660004296 Parcel ID 000000-00-0-10520-003-0003 Cadastral ID 05-21-16-08470 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 347349 PETTY, ROBERT TODD 1409 S EUCALYPTUS LN BROKEN ARROW OK 74012-0000 Parcel Location Situs 01513 GREENLEAF ST Subdivision WILL ROGERS HGTS III Lot/Block 0003 / 0003 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: 36.32644553 -95.62928832																																																																																																																									
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Lot Data	Square-Foot - NBHD 1183 #1	Primary Image
Lot Size Lot Count 1 Units Buildable 11614 Non-Ag Acres 0.2756 Topography Street Access Utilities Amenities LOT SIZE ADJUSTMENT 0 0 Method Square-Foot Base Lot Value 12,004.00 x 4.44 = 53,259 Factor Value Adjustments 1.0000 Lot Value 53,259		 <p style="text-align: right; color: orange;">04/18/2023</p> <p>\\tsclient\T\TOMMY DUNLAP\New folder (175)\IMG_0005.JPG 4/19/2023</p>

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	R3 Res Nbhd 3
Style	100% One Story
Exterior Wall	60% Veneer, Masonry 40% Frame, Siding, Vinyl
Base/Total Area	1,573 / 1,573
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,573
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	525 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1975 / 38

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	165,521 105.23 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	184,110 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	121,097
Lot Value	53,259
Indicated Value	174,356 110.84 Per SqFt
Agland Value	
Site Improvements	
Total Value	174,356 110.84 Total Value Per SqFt

Cost Approach Manual : 01/2025

Base Cost	102.09	Total Misc Impr	+	19,944
Roofing Adj	+ 4.47	Garage Cost	+	14,259
Subfloor Adj	+ -1.15	Total RCN	=	228,484
Heat/Cool Adj	+ 11.47	Depreciation (47%)	-	107,387
Plumbing Adj	+ 6.63	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	121,097
Adj Base Cost	= 123.51	Lot Value	+	53,259
Total Area	x 1,573	Indicated Value	=	174,356
Adjusted Cost	= 194,281	Value Per SqFt		110.84

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,095.98		5,096
PRCH	SLAB PORCH - COVERED	11011	7x6		42	24.14		1,014
EPSW	ENCLOSED PORCH - SOLID WALL	11012	16x14		224	61.76		13,834
SHLT	STORM SHELTER		4x6	2019	24	0.00		



Rogers

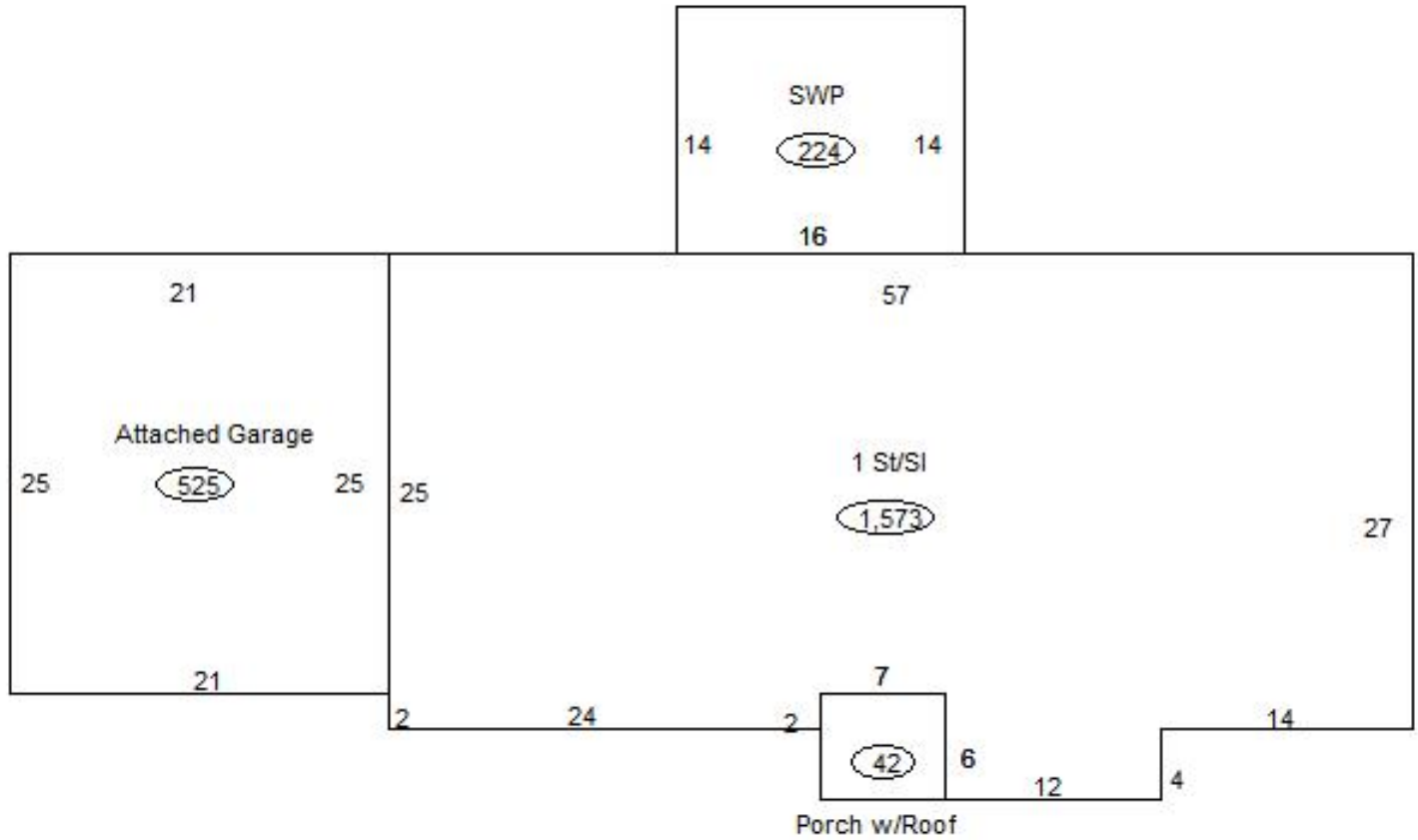
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Sketch Image

660004296



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,573	1.000	1,573
2	G	1		13	Attached Garage	525	1.000	525
3	M	PRCH		13	SLBC	42	1.000	42
4	M	EPSW		13	EPSW	224	1.000	224
Total Building Area						1,573		1,573