



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 02:11:05
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660004309 Parcel ID 000000-00-0-10520-004-0008 Cadastral ID 05-21-16-08600 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 349444 SHERMAN, ALICIA & CURT 1520 GREENLEAF ST CLAREMORE OK 74017-0000 Parcel Location Situs 01520 GREENLEAF ST Subdivision WILL ROGERS HGTS III Lot/Block 0008 / 0004 Parcel Size 1 - Lots Sec/Twn/Rng 5 / 21 / 16 / 5 Neighborhood 1183 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS																																																																																																																									
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Lot Data		Square-Foot - NBHD 1183 #1	
Lot Size			
Lot Count	1		
Units Buildable	10663		
Non-Ag Acres	0.3378		
Topography			
Street Access			
Utilities			
Amenities	LOT SIZE ADJUSTMENT	0	0
Method	Square-Foot		
Base Lot Value	14,714.00 x 4.13 = 60,711		
Factor Value			
Adjustments	1.0000		
Lot Value	60,711		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	R3 Res Nbhd 3
Style	100% 1 1/2 Story Finished
Exterior Wall	50% Veneer, Masonry 50% Frame, Siding, Wood
Base/Total Area	1,380 / 2,308
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,380
Fixture/RghIn	10 /
Bed/F/H Bath	3 / 2.5 /
Basement Area	
Garage Type	1,016 Attached Garage - Unfinished 3 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	282,808	122.53	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	
Indicated Value	307,210 Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	91.53	Total Misc Impr	+ 23,066
Roofing Adj	+ 3.04	Garage Cost	+ 30,267
Subfloor Adj	+ -1.45	Total RCN	= 311,621
Heat/Cool Adj	+ 12.64	Depreciation (45%)	- 140,229
Plumbing Adj	+ 6.15	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 171,392
Adj Base Cost	= 111.91	Lot Value	+ 60,711
Total Area	x 2,308	Indicated Value	= 232,103
Adjusted Cost	= 258,288	Value Per SqFt	100.56

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	171,392		
Lot Value	60,711		
Indicated Value	232,103	100.56	Per SqFt
Agland Value			
Site Improvements			
Total Value	232,103	100.56	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	11064	13x5		65	26.73		1,737
EPSW	ENCLOSED PORCH - SOLID WALL	11065	228		228	68.92		15,714

