



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 03:29:25
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Assessment Data					Primary Image																																																																																																																				
Account 660004350 Parcel ID 000000-00-0-10525-002-0026 Cadastral ID 05-21-16-09010 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 316790 SHANKS, GLEN 1455 PARADISE LN CLAREMORE OK 74017-0000 Parcel Location Situs 01455 PARADISE LN Subdivision WILL ROGERS HGTS IV Lot/Block 0026 / 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 Lat/Long: 36.32382202 -95.62645860																																																																																																																									
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Lot Data	Square-Foot - NBHD 1183 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	10500	
Non-Ag Acres	0.2399	
Topography		
Street Access		
Utilities		
Amenities	LOT SIZE ADJUSTMENT	
	0	
	0	
Method	Square-Foot	
Base Lot Value	10,449.00 x 4.69 = 48,983	
Factor Value		
Adjustments	1.0000	
Lot Value	48,983	

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	100% Veneer, Masonry
Base/Total Area	1,422 / 1,422
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,422
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	395 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1979 / 35

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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	148,321	104.30	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	169,590		Per SqFt

Cost Approach				Manual : 01/2025	
Base Cost	105.76	Total Misc Impr	+	9,524	
Roofing Adj	+ 4.48	Garage Cost	+	11,589	
Subfloor Adj	+ -1.20	Total RCN	=	206,556	
Heat/Cool Adj	+ 11.47	Depreciation (44%)	-	90,885	
Plumbing Adj	+ 9.90	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	115,671	
Adj Base Cost	= 130.41	Lot Value	+	48,983	
Total Area	x 1,422	Indicated Value	=	164,654	
Adjusted Cost	= 185,443	Value Per SqFt		115.79	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	115,671		
Lot Value	48,983		
Indicated Value	164,654	115.79	Per SqFt
Agland Value			
Site Improvements			
Total Value	164,654	115.79	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	5,095.98		5,096
PRCH	SLAB PORCH - COVERED	11273	22x6		132	23.83		3,146
PATO	SLAB PORCH - OPEN	11274	12x10		120	10.68		1,282



Rogers

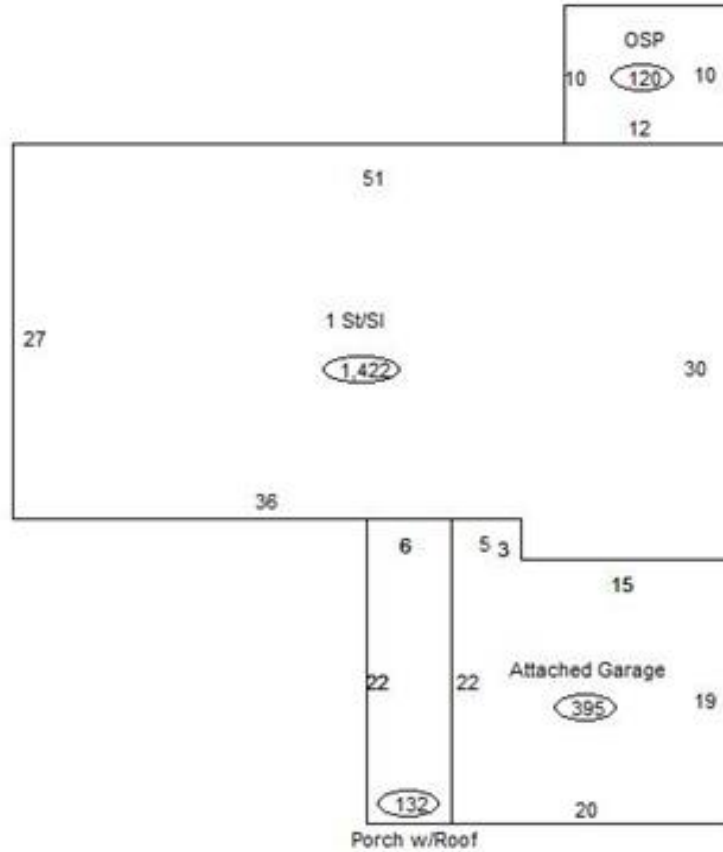
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Sketch Image

660004350



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,422	1.000	1,422
2	G	1		13	Attached Garage	395	1.000	395
3	M	PRCH		13	SLBC	132	1.000	132
4	M	PATO		13	Open Slab	120	1.000	120
Total Building Area						1,422		1,422