



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 05:07:34  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660004357 <b>Parcel ID</b> 000000-00-0-10525-003-0005 <b>Cadastral ID</b> 05-21-16-09080 <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> 348924 PLETCHER, ROBERT ALAN & SYBIL LEIGH PLETCHER  2601 HIGHWOOD DR CLAREMORE OK 74017-0000  <b>Parcel Location</b> <b>Situs</b> 01453 PARADISE PARK <b>Subdivision</b> WILL ROGERS HGTS IV <b>Lot/Block</b> 0005 / 0003 Parcel Size 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					<p>\\tsclient\T\TOMMY DUNLAP\New folder (175)\IMG_0063.JPG 4/18/2023</p>																																																																																																																				
<b>Legal Description</b> Lot/Long: 36.32473622 -95.62629308																																																																																																																									
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Lot Data		Square-Foot - NBHD 1183 #1	
Lot Size			
Lot Count	1		
Units Buildable	10500		
Non-Ag Acres	0.2394		
Topography			
Street Access			
Utilities			
Amenities	LOT SIZE ADJUSTMENT	0	0
Method	Square-Foot		
Base Lot Value	10,428.00 x 4.69 = 48,925		
Factor Value			
Adjustments	1.0000		
Lot Value	48,925		



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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	90% Veneer, Masonry 10% Frame, Siding, Wood
Base/Total Area	1,466 / 1,466
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,466
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	480 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1978 / 36

### GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

### Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	157,682 107.56 Per SqFt

### Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	177,300 Per SqFt

### Value Reconciliation

Selected Approach	Cost Approach
Improvements	126,499
Lot Value	48,925
Indicated Value	175,424 119.66 Per SqFt
Agland Value	
Site Improvements	
Total Value	175,424 119.66 Total Value Per SqFt

### Cost Approach Manual : 01/2025

Base Cost	106.67	Total Misc Impr	+	24,509
Roofing Adj	+ 4.54	Garage Cost	+	13,282
Subfloor Adj	+ -1.17	Total RCN	=	229,998
Heat/Cool Adj	+ 11.47	Depreciation ( 45%)	-	103,499
Plumbing Adj	+ 9.60	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	126,499
Adj Base Cost	= 131.11	Lot Value	+	48,925
Total Area	x 1,466	Indicated Value	=	175,424
Adjusted Cost	= 192,207	Value Per SqFt		119.66

### 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	11302		74	74	24.04		1,779
EPSW	ENCLOSED PORCH - SOLID WALL	11303	24x12		288	61.23		17,634



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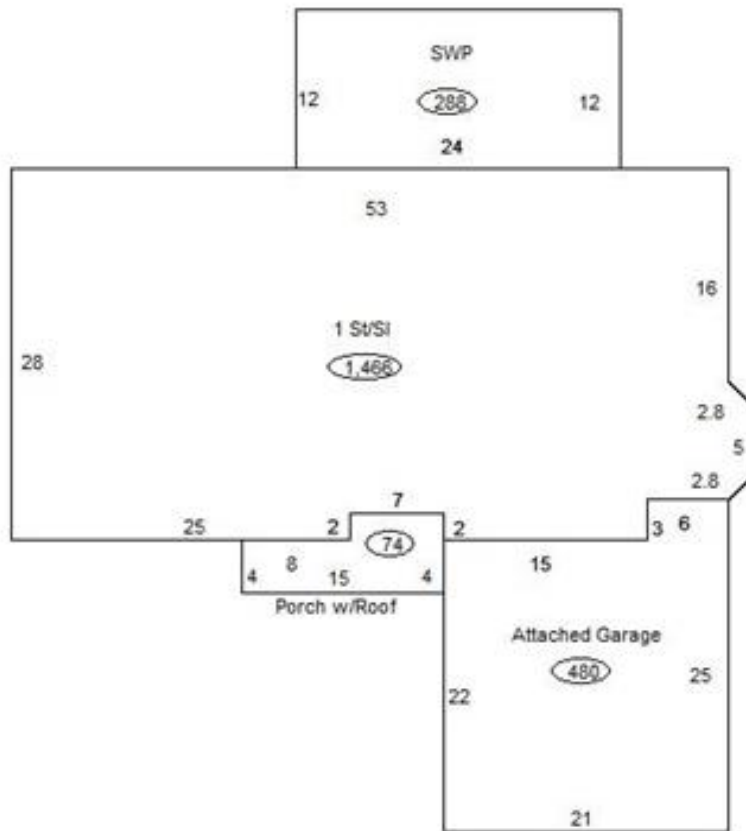
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### Sketch Image

660004357



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,466	1.000	1,466
2	G	1		13	Attached Garage	480	1.000	480
3	M	PRCH		13	SLBC	74	1.000	74
4	M	EPSW		13	EPSW	288	1.000	288
<b>Total Building Area</b>						1,466		1,466



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	0x0x0			
	Qual	2	Cond	Year	Eff Age	
<b>Valuation Summary</b>			<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (0% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (4.68 x )				