



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Time 03:29:55
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Assessment Data					Primary Image																																																																																																																				
Account 660004374 Parcel ID 21N16E-05-3-00000-000-0000 Cadastral ID 05-21-16-10400 Property Type REAL - Real Property Property Class UR VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 300622 SCHELL, JAMES R JR & DEBRA L 1520 W BLUE STARR DR CLAREMORE OK 74017-0000																																																																																																																									
Parcel Location Situs 01520 BLUE STARR DR Subdivision Lot/Block / Parcel Size .42 - Acres Sec/Twn/Rng 5 / 21 / 16 / 3 Neighborhood 2116 - UNPLATTED School District S001 - CLAREMORE SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.32208740 -95.62803549 W 140', S 131' SW SE SW					Building Permits <table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																																																											
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Lot Data	Square-Foot - NBHD 2116 #1	Primary Image
Lot Size Lot Count Units Buildable 0.42 Non-Ag Acres 0.4633 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 20,183.00 x .88 = 17,761 Factor Value Adjustments 1.0000 Lot Value 17,761		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,226 / 1,226
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	4 /
Bed/F/H Bath	3 / 1.0 /
Basement Area	
Garage Type	576 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1961 / 49



\\tsclient\TLOGAN\LOGAN RESIDENTIAL VI\2023-5-1\IMG_0017. 5/1/2023

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	121,891	99.42	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	NewTest
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025	
Base Cost	90.32	Total Misc Impr	+	6,260	
Roofing Adj	+ 4.07	Garage Cost	+	13,023	
Subfloor Adj	+ 2.31	Total RCN	=	155,467	
Heat/Cool Adj	+ 10.30	Depreciation (58%)	-	90,171	
Plumbing Adj	+ 4.08	Lump Sums	+	1,117	
Basement Adj	+ 0.00	RCNLD	=	66,413	
Adj Base Cost	= 111.08	Lot Value	+	17,761	
Total Area	x 1,226	Indicated Value	=	84,174	
Adjusted Cost	= 136,184	Value Per SqFt		68.66	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	66,413		
Lot Value	17,761		
Indicated Value	84,174	68.66	Per SqFt
Agland Value			
Site Improvements			
Total Value	84,174	68.66	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	4,576.55		4,577
PRCH	SLAB PORCH - COVERED	11357	16x5		80	21.04		1,683
WODO	WOOD DECK - OPEN	11358	12x10		120	23.27	60%	1,117



Rogers

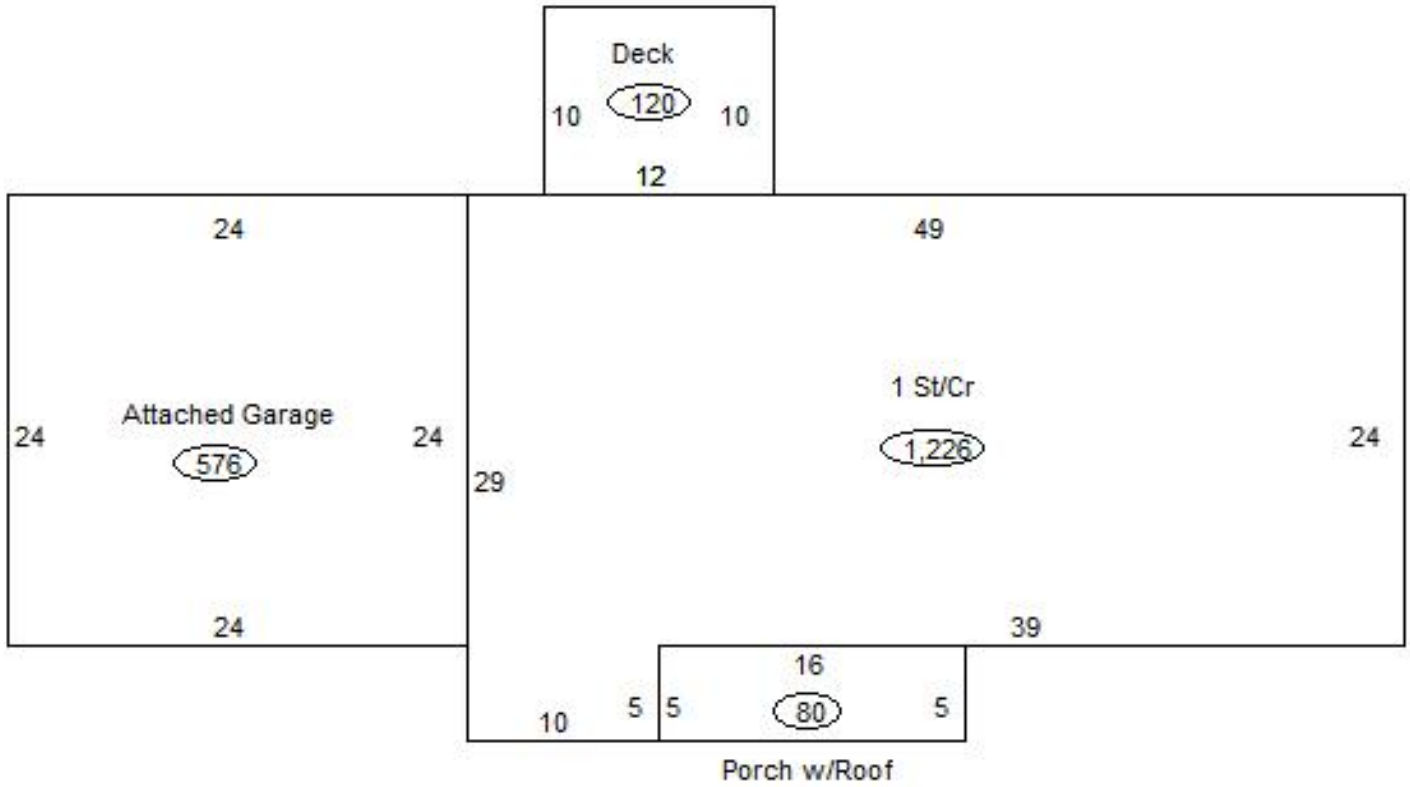
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	1,226	1.000	1,226
2	G	1		13	Attached Garage	576	1.000	576
3	M	PRCH		13	SLBC	80	1.000	80
4	M	WODO		13	WODO	120	1.000	120
Total Building Area						1,226		1,226



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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	
Valuation Summary			Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
		Base Cost (4.68 x)				