



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																																																																																				
Account 660004377 Parcel ID 21N16E-05-3-00000-000-0000 Cadastral ID 05-21-16-10700 Property Type REAL - Real Property Property Class UR VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 89694 BINGAMON, PHILLIP L 531 N MOORE CLAREMORE OK 74017-0000 Parcel Location Situs 00531 N MOORE AVE Subdivision Lot/Block / Parcel Size .43 - Acres Sec/Twn/Rng 5 / 21 / 16 / 3 Neighborhood 2116 - UNPLATTED School District S001 - CLAREMORE SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.32339728 -95.62850541 S 150' OF N 180' OF W 125' OF E 153.5' SE SW SW FORMERLY LOT 1 THRU 6 BLOCK 7 STATE PREP																																																																																																																									
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Lot Data		Square-Foot - NBHD 2116 #1	
Lot Size			
Lot Count			
Units Buildable	0.43		
Non-Ag Acres	0.4968		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	21,641.00 x .88 = 19,044		
Factor Value			
Adjustments	1.0000		
Lot Value	19,044		



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-5-1\IMG_0025. 5/1/2023

Residential Data	
Type	1 Single Family Residence
Condition	2 - Fair
Quality	2.5 - Fair
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	80% Veneer, Stone 20% Frame, Siding, Wood
Base/Total Area	2,517 / 3,021
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	5 / 2.0 /
Basement Area	
Garage Type	504 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1974 / 52

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	1 Test
Adusted R	0.8445
Indicated Value	251,577 83.28 Per SqFt

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

Cost Approach		Manual : 01/2025	
Base Cost	83.02	Total Misc Impr	+ 7,703
Roofing Adj	+ 3.16	Garage Cost	+ 13,810
Subfloor Adj	+ 0.82	Total RCN	= 329,413
Heat/Cool Adj	+ 11.47	Depreciation (58%)	- 191,060
Plumbing Adj	+ 3.45	Lump Sums	+ 1,555
Basement Adj	+ 0.00	RCNLD	= 139,908
Adj Base Cost	= 101.92	Lot Value	+ 19,044
Total Area	x 3,021	Indicated Value	= 158,952
Adjusted Cost	= 307,900	Value Per SqFt	52.62

Value Reconciliation	
Selected Approach	Cost Approach
Improvements	139,908
Lot Value	19,044
Indicated Value	158,952 52.62 Per SqFt
Agland Value	
Site Improvements	
Total Value	158,952 52.62 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
PATO	SLAB PORCH - OPEN	11365	40x6		240	9.35		2,244
WODO	WOOD DECK - OPEN	11366	16x8		128	24.29	50%	1,555
PRCH	SLAB PORCH - COVERED	11368	5x3		15	24.22		363



Rogers

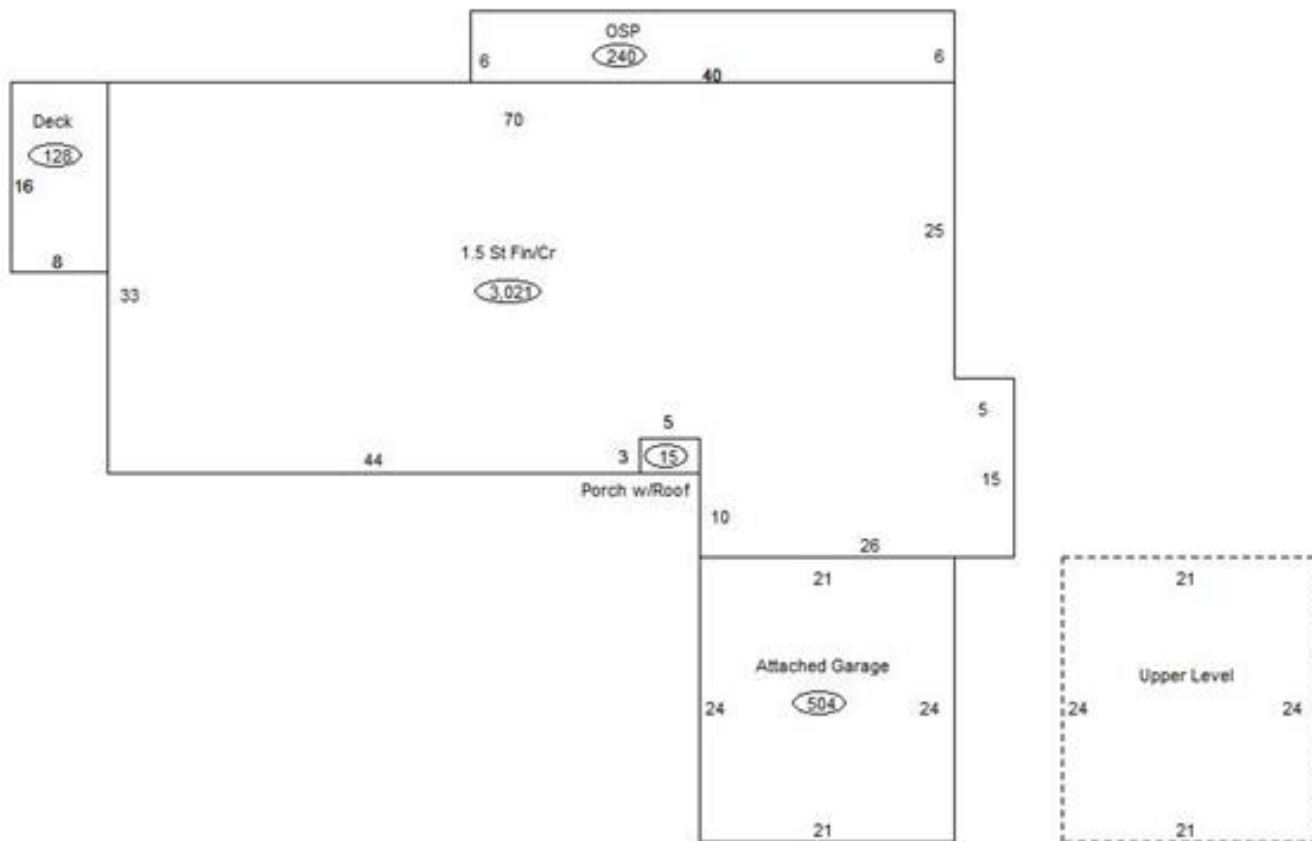
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Sketch Image

660004377



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Crawl	13	1.5 St Fin/Cr	2,517	1.200	3,021
2	G	1		13	Attached Garage	504	1.000	504
3	M	PATO		13	Open Slab	240	1.000	240
4	M	WODO		13	WODO	128	1.000	128
5	U	^UL	Overhang	13	Upper Level	504	1.000	504
6	M	PRCH		13	SLBC	15	1.000	15
Total Building Area						2,517		3,021