



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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 Time 06:59:49  
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Assessment Data					Primary Image																																																																																																															
<b>Account</b> 660004382 <b>Parcel ID</b> 21N16E-05-4-00000-000-0000 <b>Cadastral ID</b> 05-21-16-11300 <b>Property Type</b> REAL - Real Property <b>Property Class</b> UR VI Area 1 <b>Tax Area</b> 17 - CLAREMORE OT <b>Name ID</b> 304727 CAMPBELL, CHRISTOPHER WARD 2025 REVOCABLE TRUST  1458 PARADISE LN CLAREMORE OK 74017-0000  <b>Parcel Location</b> <b>Situs</b> 01207 N JAY ST <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> .37 - Acres <b>Sec/Twn/Rng</b> 5 / 21 / 16 / 4 <b>Neighborhood</b> 2116 - UNPLATTED <b>School District</b> S001 - CLAREMORE SCHOOLS					<p style="text-align: right; color: orange;">05/01/2023</p> <p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-5-1\IMG_0012. 5/1/2023</p>																																																																																																															
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Lot Data	Square-Foot - NBHD 2116 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> 0.37 <b>Non-Ag Acres</b> 0.3733 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> LAND QUALITY 0 0 <b>Method</b> Square-Foot <b>Base Lot Value</b> 16,261.00 x .88 = 14,310 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 14,310		

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	2.5 - Fair
<b>Architecture</b>	
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	100% Veneer, Masonry
<b>Base/Total Area</b>	1,408 / 1,408
<b>Style</b>	100% One Story
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	1,408
<b>Fixture/RghIn</b>	7 /
<b>Bed/F/H Bath</b>	3 / 1.5 /
<b>Basement Area</b>	
<b>Garage Type</b>	532 Attached Garage - Unfinished
<b>Remodel</b>	
<b>Year/Eff Age</b>	1973 / 40



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GRM Approach	
<b>GRM Code</b>	
<b>Gross Rent</b>	0.00
<b>Indicated Value</b>	

Multiple Regression			
<b>MRA Code</b>	1	Test	
<b>Adusted R</b>	0.8445		
<b>Indicated Value</b>	158,107	112.29	Per SqFt

Direct Comparables	
<b>Selection Model</b>	A Adam Test
<b>Adjustment Model</b>	NewTest
<b>Comparables</b>	
<b>Indicated Value</b>	

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	103.89	<b>Total Misc Impr</b>	+	21,726			
<b>Roofing Adj</b>	+ 4.40	<b>Garage Cost</b>	+	14,407			
<b>Subfloor Adj</b>	+ -1.15	<b>Total RCN</b>	=	212,358			
<b>Heat/Cool Adj</b>	+ 11.47	<b>Depreciation ( 48%)</b>	-	101,932			
<b>Plumbing Adj</b>	+ 6.55	<b>Lump Sums</b>	+	0			
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	=	110,426			
<b>Adj Base Cost</b>	= 125.16	<b>Lot Value</b>	+	14,310			
<b>Total Area</b>	x 1,408	<b>Indicated Value</b>	=	124,736			
<b>Adjusted Cost</b>	= 176,225	<b>Value Per SqFt</b>		88.59			

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	110,426		
<b>Lot Value</b>	14,310		
<b>Indicated Value</b>	124,736	88.59	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>	3,868		
<b>Total Value</b>	128,604	91.34	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	11376	264		264	23.36		6,167
EPSW	ENCLOSED PORCH - SOLID WALL	11377	20x8		160	62.37		9,979
PRCH	SLAB PORCH - COVERED	11378	5x4		20	24.21		484



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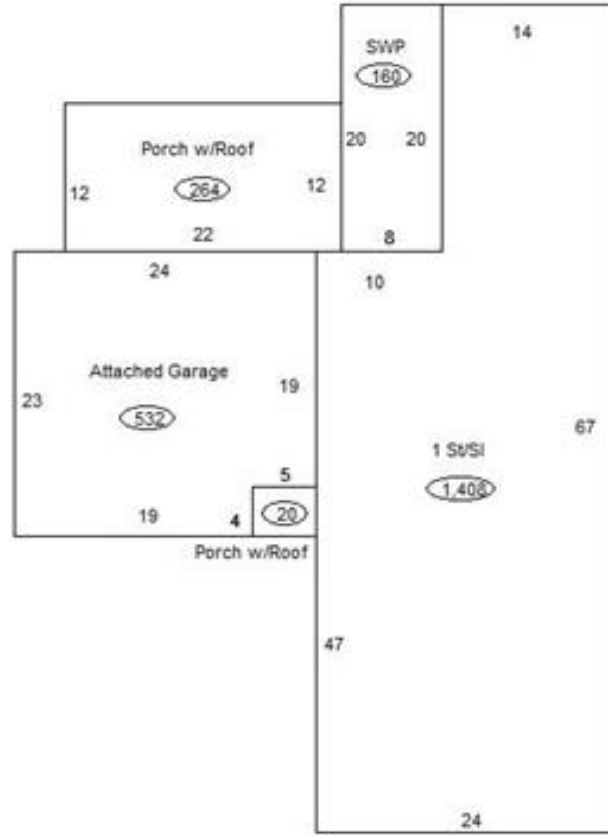
Date 04/18/2026

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### Sketch Image

660004382



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,408	1.000	1,408
2	G	1		13	Attached Garage	532	1.000	532
3	M	PRCH		13	SLBC	264	1.000	264
4	M	EPSW		13	EPSW	160	1.000	160
5	M	PRCH		13	SLBC	20	1.000	20
<b>Total Building Area</b>						1,408		1,408



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	STA	STG AVG	0x0x0			280	
	Qual	3	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (40% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (7.02 x 280)	1,966		1,966	786	1,180
	CP	CARPORT DIRT	0x0x0			960	
	Qual	3	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (20% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (3.50 x 960)	3,360		3,360	672	2,688