



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 08:08:46
Page 1

Assessment Data					Primary Image																																																																																																											
Account 660004388 Parcel ID 21N16E-05-3-00000-000-0000 Cadastral ID 05-21-16-11900 Property Type REAL - Real Property Property Class UR VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 303834 MARAN PROPERTIES LLC PO BOX 1548 CLAREMORE OK 74018-0000 Parcel Location Situs 00407 N MOORE AVE Subdivision Lot/Block / Parcel Size .26 - Acres Sec/Twn/Rng 5 / 21 / 16 / 3 Neighborhood 2116 - UNPLATTED School District S001 - CLAREMORE SCHOOLS					<p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-5-1\IMG_0029. 5/1/2023</p>																																																																																																											
Legal Description Lat/Long: 36.32232134 -95.62849583																																																																																																																
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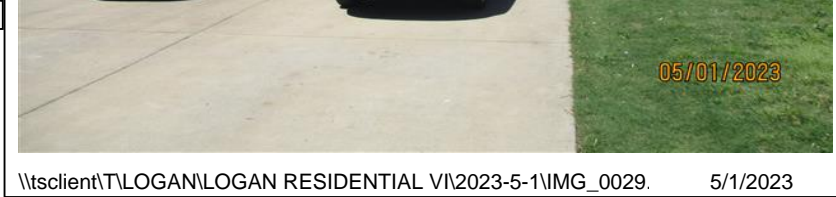
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Date 04/18/2026
Time 08:08:47
Page 2

Lot Data	Square-Foot - NBHD 2116 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	0.26	
Non-Ag Acres	0.2894	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	12,607.00 x .88 = 11,094	
Factor Value		
Adjustments	1.0000	
Lot Value	11,094	

Residential Data	
Type	5 Duplex
Condition	3 - Average
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,025 / 2,025
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,025
Fixture/RghIn	17 /
Bed/F/H Bath	4 / 4.0 /
Basement Area	
Garage Type	525 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2012 / 11

Cost Approach				Manual : 01/2025			
Base Cost	106.01	Total Misc Impr	+	4,869			
Roofing Adj	+ 3.66	Garage Cost	+	16,139			
Subfloor Adj	+ 0.00	Total RCN	=	284,845			
Heat/Cool Adj	+ 10.74	Depreciation (21%)	-	59,817			
Plumbing Adj	+ 9.88	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	225,028			
Adj Base Cost	= 130.29	Lot Value	+	11,094			
Total Area	x 2,025	Indicated Value	=	236,122			
Adjusted Cost	= 263,837	Value Per SqFt		116.60			



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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	212,189	104.78	Per SqFt

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

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	225,028		
Lot Value	11,094		
Indicated Value	236,122	116.60	Per SqFt
Agland Value			
Site Improvements			
Total Value	236,122	116.60	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	116080	19x3		57	24.26		1,383
PRCH	SLAB PORCH - COVERED	116082	18x4		72	24.21		1,743
PRCH	SLAB PORCH - COVERED	116083	18x4		72	24.21		1,743



Rogers

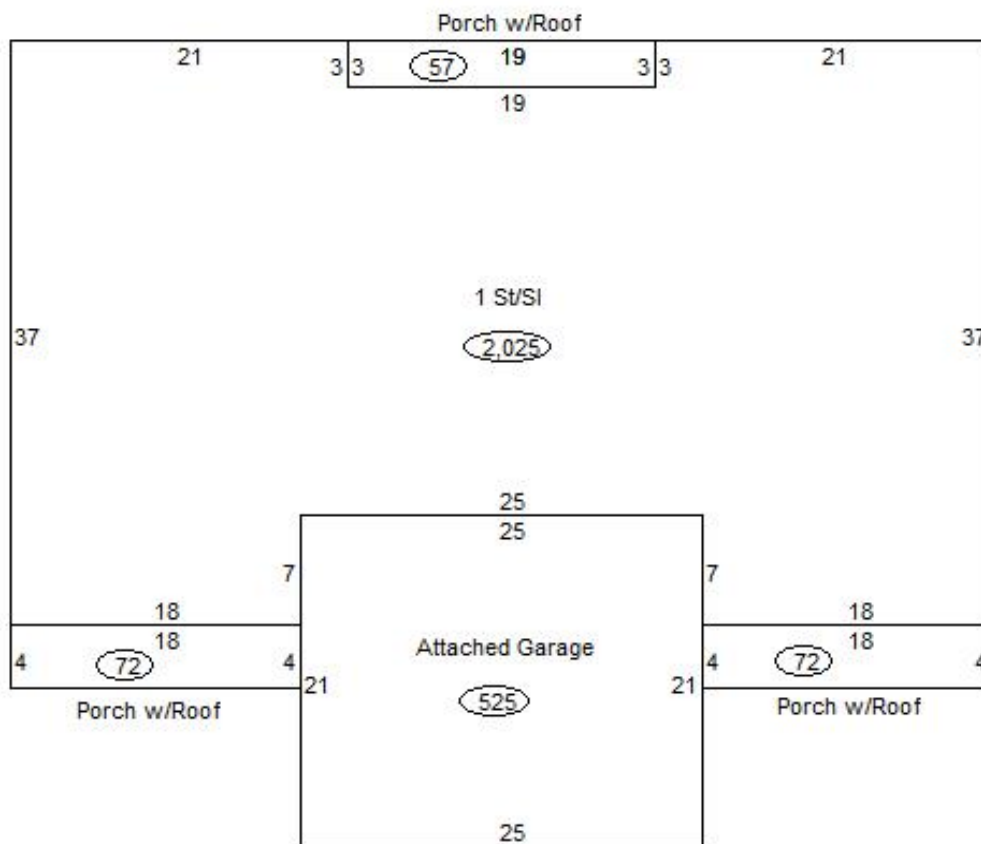
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 Page 3

Sketch Image

660004388



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	2,025	1.000	2,025
2	M	PRCH		13	SLBC	57	1.000	57
3	G	1		13	Attached Garage	525	1.000	525
4	M	PRCH		13	SLBC	72	1.000	72
5	M	PRCH		13	SLBC	72	1.000	72
Total Building Area						2,025		2,025