



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 03:30:19
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660004412 Parcel ID 21N16E-05-3-00000-000-0000 Cadastral ID 05-21-16-14100 Property Type REAL - Real Property Property Class UR VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 330144 CANALES, LOCARDIO JR 1126 N KANSAS AVE CLAREMORE OK 74017-0000 Parcel Location Situs 00418 N MOORE AVE Subdivision Lot/Block / Parcel Size .19 - 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_0023. 5/1/2023</p>																																																																																																																				
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Lot Data		Square-Foot - NBHD 2116 #1	
Lot Size			
Lot Count			
Units Buildable	0.19		
Non-Ag Acres	0.2118		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	9,226.00 x .88 = 8,119		
Factor Value			
Adjustments	1.0000		
Lot Value	8,119		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	1,120 / 1,120
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,120
Fixture/RghIn	7 /
Bed/F/H Bath	3 / 1.5 /
Basement Area	
Garage Type	380 Carport - Gable Roof
Remodel	
Year/Eff Age	1980 / 35

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	115,656	103.26	Per SqFt

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

Cost Approach				Manual : 01/2025	
Base Cost	91.30	Total Misc Impr	+	1,350	
Roofing Adj	+ 4.11	Garage Cost	+	2,485	
Subfloor Adj	+ 0.00	Total RCN	=	130,507	
Heat/Cool Adj	+ 10.30	Depreciation (46%)	-	60,033	
Plumbing Adj	+ 7.39	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	70,474	
Adj Base Cost	= 113.10	Lot Value	+	8,119	
Total Area	x 1,120	Indicated Value	=	78,593	
Adjusted Cost	= 126,672	Value Per SqFt		70.17	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	70,474		
Lot Value	8,119		
Indicated Value	78,593	70.17	Per SqFt
Agland Value			
Site Improvements			
Total Value	78,593	70.17	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	11435	16x4		64	21.09		1,350



Rogers

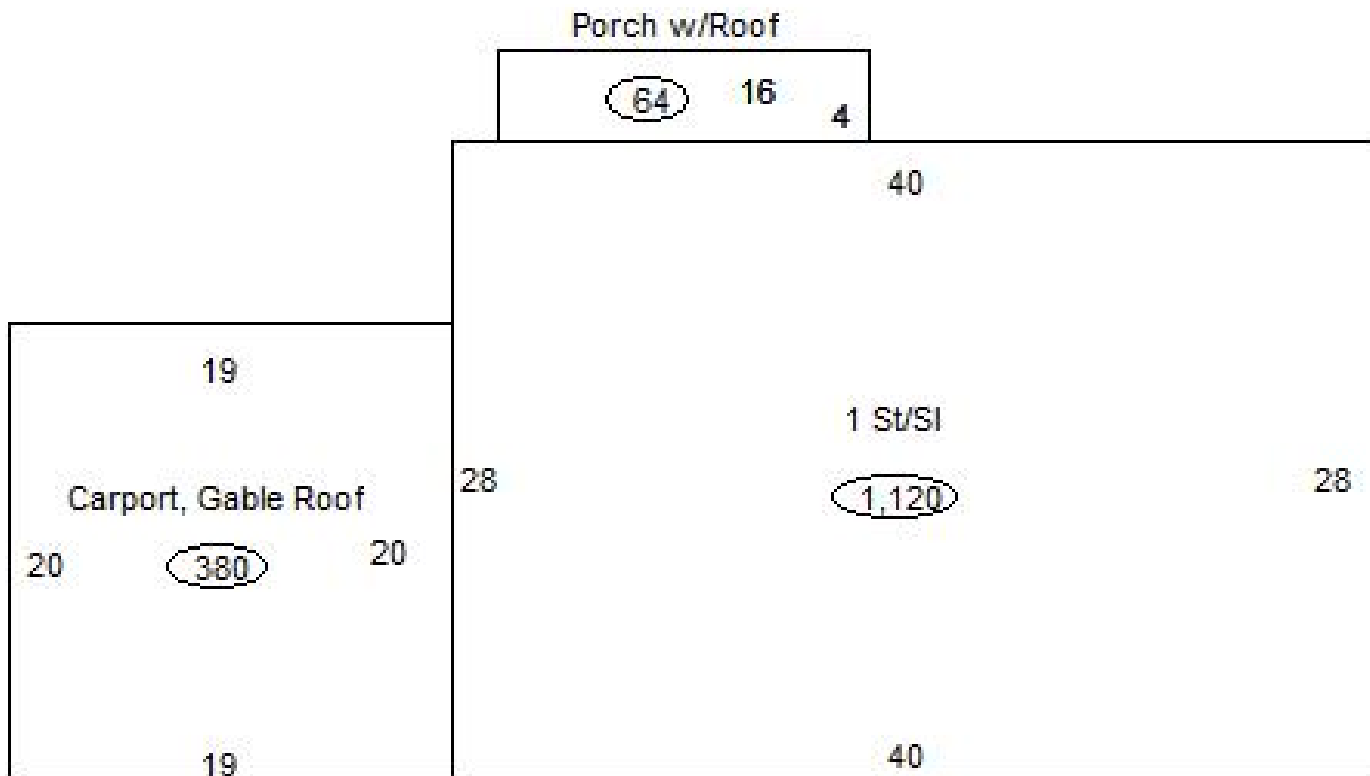
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Sketch Image

660004412



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,120	1.000	1,120
2	M	PRCH		13	SLBC	64	1.000	64
3	G	3	Slab	13	Carport, Gable Roof	380	1.000	380
Total Building Area						1,120		1,120