



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 13:14:35
 Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660004494 Parcel ID 21N17E-05-3-00000-000-0000 Cadastral ID 05-21-17-02600 Property Type REAL - Real Property Property Class RR VI Area 3 Tax Area 93 - JUSTUS/TRI-DISTRICT FIRE Name ID 326776 HOOD, CORY & RACHEL 17135 E 480 RD CLAREMORE OK 74019-0000 Parcel Location Situs 17135 E 480 RD Subdivision Lot/Block / Parcel Size 10 - Acres Sec/Twn/Rng 5 / 21 / 17 / 3 Neighborhood 2117 - UNPLATTED School District S009 - JUSTUS-TIAWAH SCHOOLS					<p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2022-9-16\IMG_000: 9/16/2022</p>																																																																																																																				
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Lot Data	Square-Foot - NBHD 2117 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable		
Non-Ag Acres	10.5865	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	461,148.00 x .31 = 144,367	
Factor Value		
Adjustments	1.0000	
Lot Value	144,367	

Residential Data	
Type	1 Single Family Residence
Condition	4 - Good
Quality	4 - Good
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Frame, Plywood or Hardboard
Base/Total Area	2,397 / 3,196
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,397
Fixture/RghIn	/
Bed/F/H Bath	3 / 3.0 / 1.0
Basement Area	
Garage Type	870 Attached Garage - Finished
Remodel	
Year/Eff Age	2022 / 2

Cost Approach				Manual : 01/2025			
Base Cost	92.42	Total Misc Impr	+	40,001			
Roofing Adj	+ 4.39	Garage Cost	+	49,512			
Subfloor Adj	+ -3.46	Total RCN	=	463,445			
Heat/Cool Adj	+ 16.31	Depreciation (2%)	-	9,269			
Plumbing Adj	+ 7.34	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	454,176			
Adj Base Cost	= 117.00	Lot Value	+	144,367			
Total Area	x 3,196	Indicated Value	=	598,543			
Adjusted Cost	= 373,932	Value Per SqFt		187.28			



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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	479,771	150.12	Per SqFt

Direct Comparables			
Selection Model	1	Res	
Adjustment Model	A2	AO Test	
Comparables			
Indicated Value			

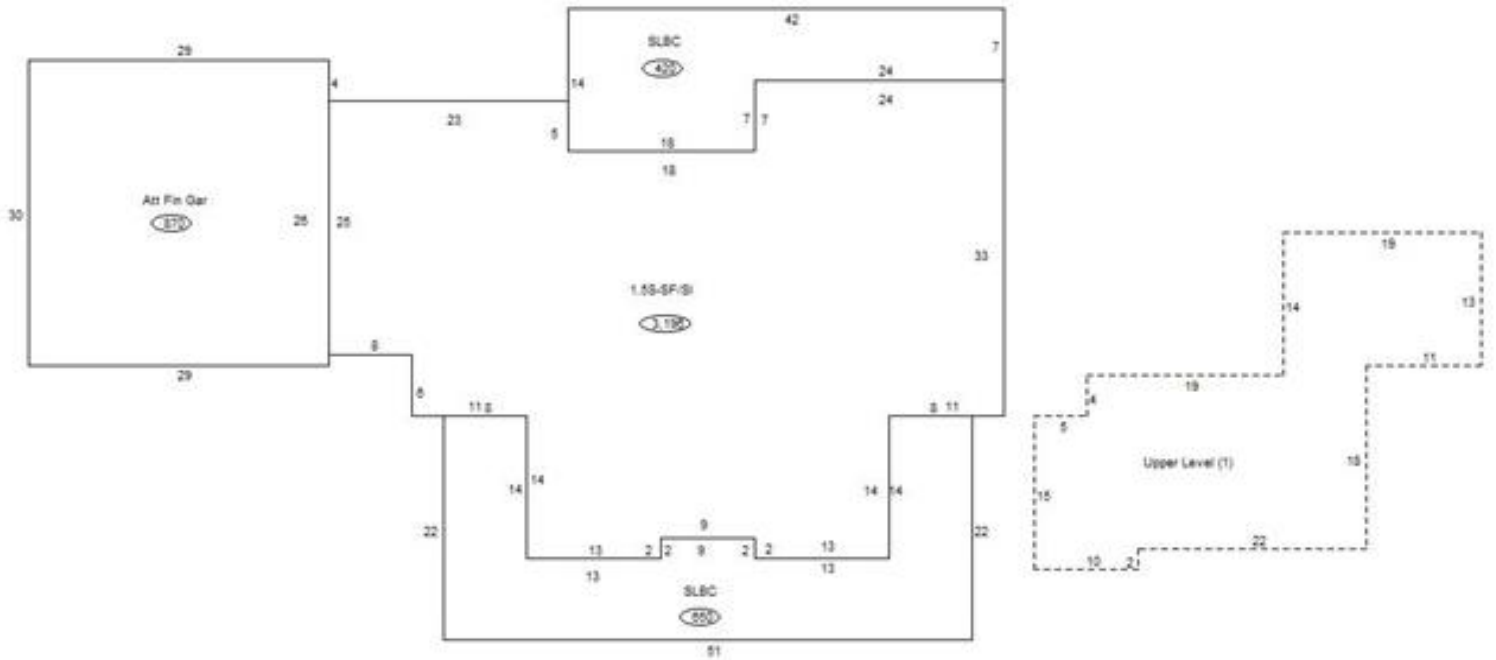
Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	454,176		
Lot Value	144,367		
Indicated Value	598,543	187.28	Per SqFt
Agland Value			
Site Improvements			
Total Value	598,543	187.28	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	155176	650		650	30.84		20,046
PRCH	Slab Porch - Covered	155177	420		420	31.56		13,255
FPPF	Fireplace - Prefabricated			1	1	6,700.26		6,700



Sketch Image

660004494



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5S-SF/SI	2,397	1.333	3,196
2	G	5		13	Att Fin Gar	870	1.000	870
3	M	PRCH		13	SLBC	650	1.000	650
4	M	PRCH		13	SLBC	420	1.000	420
5	U	^UL		13	Upper Level (1)	799	1.000	799
Total Building Area						2,397		3,196