



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 02:07:38
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Assessment Data					Primary Image																																																																																																																				
Account 660004664 Parcel ID 22N16E-05-1-00000-000-0000 Cadastral ID 05-22-16-01500 Property Type REAL - Real Property Property Class RR VI Area 1 Tax Area 11 - SEQUOYAH/NW FIRE Name ID 339098 WALDSMITH, AARON R 11705 E KAY PL CLAREMORE OK 74017-0000 Parcel Location Situs 11705 KAY PL Subdivision Lot/Block / Parcel Size 2.5 - Acres Sec/Twn/Rng 5 / 22 / 16 / 1 Neighborhood 6030 - UNPLATTED School District S006 - SEQUOYAH SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.41923408 -95.62061826 TR S2 NE, BEG; 801.76' E NW/C S2 NE, E 358' S 304.48' W 358' N 304 30' TO POB																																																																																																																									
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Lot Data	Square-Foot - UNPLATTED (ACRES)	Primary Image
Lot Size		
Lot Count		
Units Buildable	2.5	
Non-Ag Acres	0	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	110,096.00 x .67 = 74,133	
Factor Value		
Adjustments	1.0000	
Lot Value	74,133	

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	1,540 / 1,540
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	0
Fixture/RghIn	4 /
Bed/F/H Bath	3 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	2001 / 19



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	130,545	84.77	Per SqFt

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

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	129,564		
Lot Value	74,133		
Indicated Value	203,697	132.27	Per SqFt
Agland Value			
Site Improvements	5,282		
Total Value	208,979	135.70	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	87.57	Total Misc Impr	+	8,658			
Roofing Adj	+ 4.64	Garage Cost	+				
Subfloor Adj	+ 2.31	Total RCN	=	175,086			
Heat/Cool Adj	+ 10.30	Depreciation (26%)	-	45,522			
Plumbing Adj	+ 3.25	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	129,564			
Adj Base Cost	= 108.07	Lot Value	+	74,133			
Total Area	x 1,540	Indicated Value	=	203,697			
Adjusted Cost	= 166,428	Value Per SqFt		132.27			

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	11947	7x4		28	21.20		594
EPKS	ENCLOSED PORCH - KNEEWALL SCREEN	140795	30x12		360	22.40		8,064



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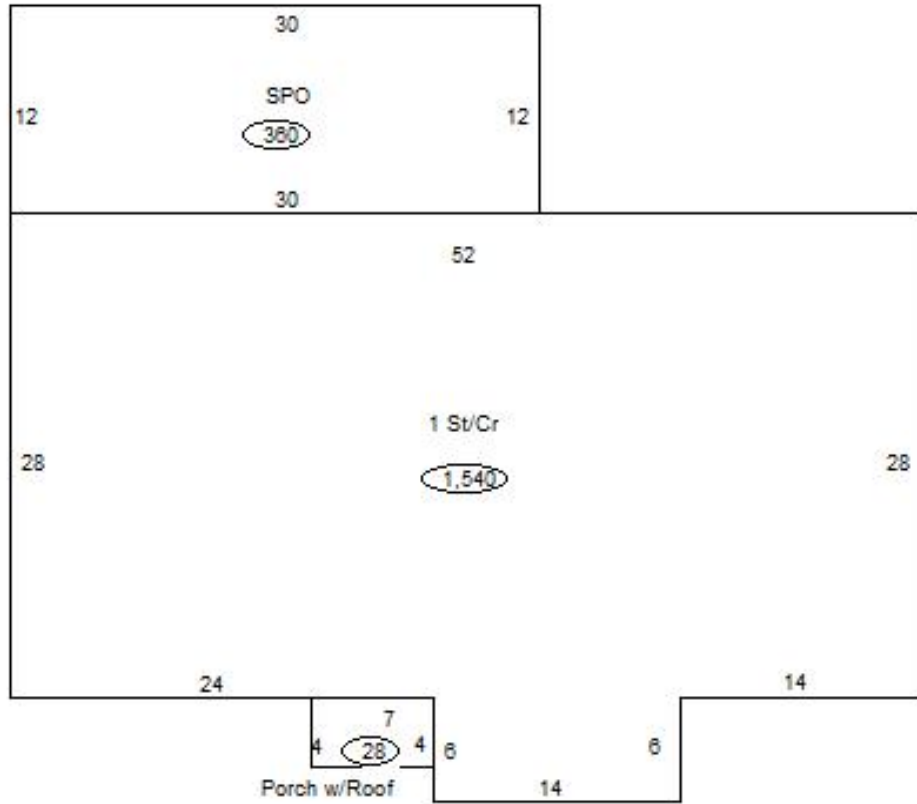
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Sketch Image

660004664



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	1,540	1.000	1,540
2	M	PRCH		13	SLBC	28	1.000	28
3	M	EPKS		13	Screen Porch	360	1.000	360
Total Building Area						1,540		1,540



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BARN	BARN	0x0x0			720
	Qual	3	Cond 3	Year	Eff Age	
Valuation Summary		Modifier Total	RCN	Depr (30% Phys/ % Func)		RCNLD
Base Cost (10.48 x 720)		7,546		7,546	2,264	5,282