



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
 Time 15:05:01  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660005527 <b>Parcel ID</b> 21N16E-06-1-00000-000-0000 <b>Cadastral ID</b> 06-21-16-01510 <b>Property Type</b> REAL - Real Property <b>Property Class</b> UR VI Area 1 <b>Tax Area</b> 34 - CLARM OT & SCHL/NW FD <b>Name ID</b> 285178 FINGERLE, PHILLIP H &  JOAN M-TRUSTEES 2275 W LOWRY RD CLAREMORE OK 74017-0000  <b>Parcel Location</b> <b>Situs</b> 02275 E LOWRY RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 3.79 - Acres <b>Sec/Twn/Rng</b> 6 / 21 / 16 / 1 <b>Neighborhood</b> 2116 - UNPLATTED <b>School District</b> S001 - CLAREMORE SCHOOLS																																																																																																																									
<b>Legal Description</b> Lat/Long: 36.33531390 -95.63747662																																																																																																																									
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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> 3.79 <b>Non-Ag Acres</b> 3.7638 <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> 163,951.00 x .44 = 72,865 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 72,865		
<b>Residential Data</b> <b>Type</b> 1 Single Family Residence <b>Condition</b> 3 - Average <b>Quality</b> 3 - Average <b>Architecture</b> <b>Style</b> 100% 2 1/2 Story Finished <b>Exterior Wall</b> 5% Veneer, Masonry 95% Frame, Siding, Wood <b>Base/Total Area</b> 1,099 / 2,748 <b>Style</b> 100% 2 1/2 Story Finished <b>HVAC</b> 100% Warmed & Cooled Air <b>Roof Cover</b> 1 Composition Shingle <b>Area on Slab</b> 1,099 <b>Fixture/RghIn</b> 14 / <b>Bed/F/H Bath</b> 4 / 3.0 / <b>Basement Area</b> <b>Garage Type</b> 576 Attached Garage - Unfinished <b>Remodel</b> <b>Year/Eff Age</b> 1988 / 29		

\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-11-1\IMG\_0001 11/1/2023

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>	297,117	108.12	Per SqFt

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

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	212,070		
<b>Lot Value</b>	72,865		
<b>Indicated Value</b>	284,935	103.69	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>	8,658		
<b>Total Value</b>	293,593	106.84	Total Value Per SqFt

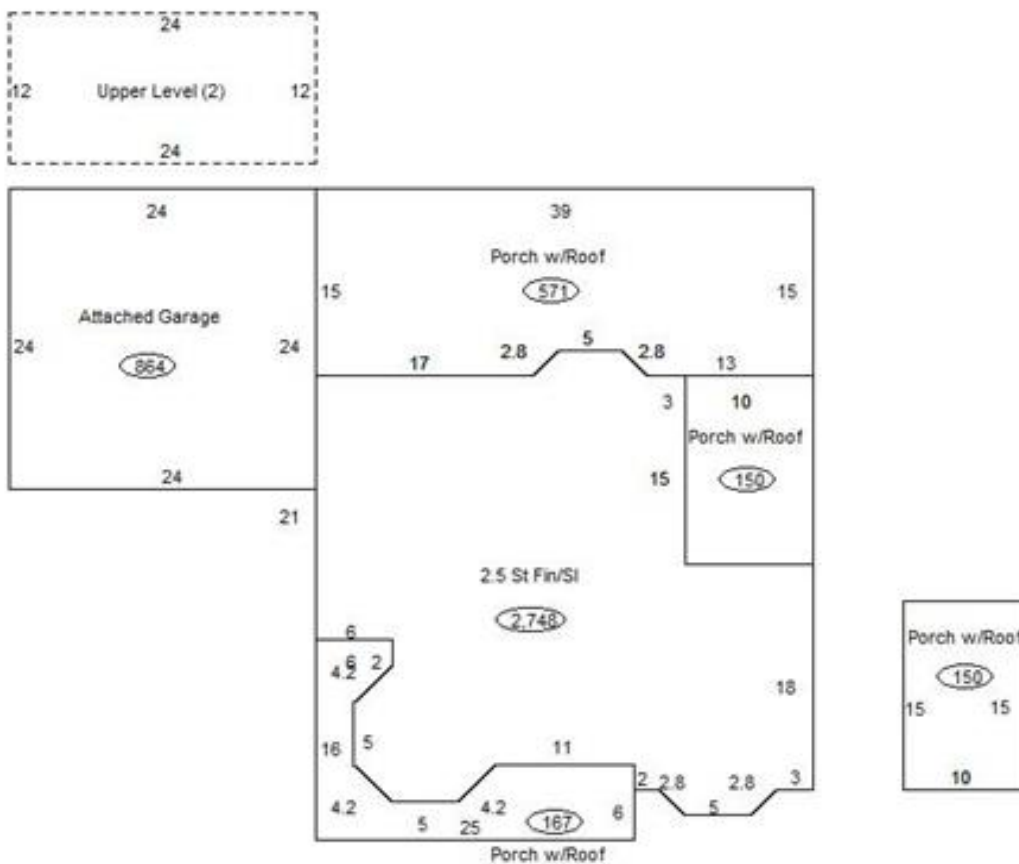
Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	81.44	<b>Total Misc Impr</b>	+ 32,381				
<b>Roofing Adj</b>	+ 2.16	<b>Garage Cost</b>	+ 17,775				
<b>Subfloor Adj</b>	+ -1.02	<b>Total RCN</b>	= 331,359				
<b>Heat/Cool Adj</b>	+ 12.64	<b>Depreciation ( 36%)</b>	- 119,289				
<b>Plumbing Adj</b>	+ 7.11	<b>Lump Sums</b>	+ 0				
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 212,070				
<b>Adj Base Cost</b>	= 102.33	<b>Lot Value</b>	+ 72,865				
<b>Total Area</b>	x 2,748	<b>Indicated Value</b>	= 284,935				
<b>Adjusted Cost</b>	= 281,203	<b>Value Per SqFt</b>	103.69				

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	13150		167	167	26.41		4,410
PRCH	SLAB PORCH - COVERED	13151	15x10		150	26.46		3,969
PRCH	SLAB PORCH - COVERED	13152	15x10		150	26.46		3,969
PRCH	SLAB PORCH - COVERED	13153	571		571	25.25		14,418



Sketch Image

660005527



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	7	Slab	13	2.5 St Fin/Sl	1,099	2.500	2,748
2	G	1		13	Attached Garage	576	1.000	576
3	M	PRCH		13	SLBC	167	1.000	167
4	M	PRCH		13	SLBC	150	1.000	150
5	M	PRCH		13	SLBC	150	1.000	150
6	M	PRCH		13	SLBC	571	1.000	571
7	U	^UL		13	Upper Level (2)	288	1.000	288
<b>Total Building Area</b>						<b>1,099</b>		<b>2,748</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	STF	STG FAIR	14x14x0			196	
	Qual	2	Cond	Year	2019	Eff Age	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (0% Phys/ % Func)</b>		<b>RCNLD</b>
	Base Cost (4.68 x 196)		917		917	917	
	DTGF	DETACHED GARAGE FAIR	0x0x0			468	
	Qual	2	Cond 3	Year	2009	Eff Age	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (20% Phys/ % Func)</b>		<b>RCNLD</b>
	Base Cost (16.00 x 468)		7,488		7,488	1,498	5,990
	LT	LEAN-TO	0x0x0			288	
	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 (2.92 x 288)		841		841	168	673
	STF	STG FAIR	0x0x0			288	
	Qual	2	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 (4.68 x 288)		1,348		1,348	270	1,078
	STF	STG FAIR	0x0x0				
	Qual	2	Cond	Year		Eff Age	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (0% Phys/ % Func)</b>		<b>RCNLD</b>
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