




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 08:45:21
 Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660005553 Parcel ID 21N16E-06-2-00000-000-0000 Cadastral ID 06-21-16-03500 Property Type REAL - Real Property Property Class RR VI Area 1 Tax Area 8 - CLAREMORE/ NW FIRE Name ID 327461 THOMAS, TONY D & HANNAH K 10052 E 470 RD CLAREMORE OK 74017-0000 Parcel Location Situs 10052 E 470 RD Subdivision Lot/Block / Parcel Size 1.59 - Acres Sec/Twn/Rng 6 / 21 / 16 / 2 Neighborhood 2116 - UNPLATTED School District S001 - CLAREMORE SCHOOLS					 <p style="text-align: right; color: orange;">05/05/2023 13:54</p> <p>\\tsclient\T\TOMMY DUNLAP\New folder (185)\IMG_0025.JPG 5/5/2023</p>																																																																																																																				
Legal Description Lat/Long: 36.33600262 -95.65029996 N 247.5' W 280' OF NW 10.72 AC LOT 4																																																																																																																									
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Lot Data	Square-Foot - NBHD 2116 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 1.3342 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 58,116.00 x .77 = 44,737 Factor Value Adjustments 1.0000 Lot Value 44,737		
Residential Data Type 1 Single Family Residence Condition 3 - Average Quality 3 - Average Architecture Style 100% One Story Exterior Wall 50% Veneer, Stone 50% Frame, Siding, Wood Base/Total Area 2,145 / 2,145 Style 100% One Story HVAC 100% Warmed & Cooled Air Roof Cover 1 Composition Shingle Area on Slab 2,145 Fixture/RghIn 14 / Bed/F/H Bath 3 / 2.5 / Basement Area Garage Type 504 Attached Garage - Unfinished Remodel RMA - Year/Eff Age 1976 / 24		

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	225,958 105.34 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	NewTest
Comparables	
Indicated Value	

Value Reconciliation

Selected Approach	Cost Approach
Improvements	217,046
Lot Value	44,737
Indicated Value	261,783 122.04 Per SqFt
Agland Value	
Site Improvements	
Total Value	261,783 122.04 Total Value Per SqFt

Cost Approach

Manual : 01/2025

Base Cost	104.41	Total Misc Impr	+	13,863
Roofing Adj	+ 4.62	Garage Cost	+	16,032
Subfloor Adj	+ -2.19	Total RCN	=	305,699
Heat/Cool Adj	+ 12.64	Depreciation (29%)	-	88,653
Plumbing Adj	+ 9.10	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	217,046
Adj Base Cost	= 128.58	Lot Value	+	44,737
Total Area	x 2,145	Indicated Value	=	261,783
Adjusted Cost	= 275,804	Value Per SqFt		122.04

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	13222	12x3		36	26.82		966
PATO	SLAB PORCH - OPEN	13223	12x12		144	11.07		1,594
PRCH	SLAB PORCH - COVERED	13224	8x6		48	26.78		1,285
PATO	SLAB PORCH - OPEN	13225	512		512	8.60		4,403



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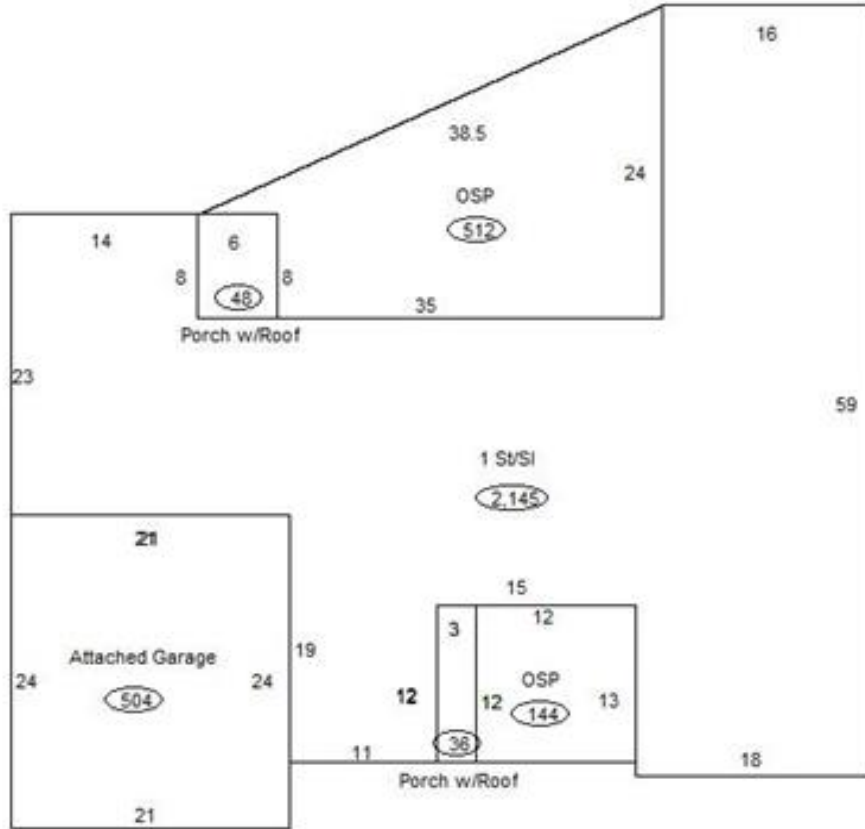
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Sketch Image

660005553



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	2,145	1.000	2,145
2	G	1		13	Attached Garage	504	1.000	504
3	M	PRCH		13	SLBC	36	1.000	36
4	M	PATO		13	Open Slab	144	1.000	144
5	M	PRCH		13	SLBC	48	1.000	48
6	M	PATO		13	Open Slab	512	1.000	512
Total Building Area						2,145		2,145



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF Qual	STG FAIR Cond	0x0x0 Year		Eff Age	
Valuation Summary			Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
Base Cost (4.68 x)						