




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Time 03:09:57
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Assessment Data					Primary Image																																																																																																																				
Account 660005567 Parcel ID 000000-00-0-10074-001-0001 Cadastral ID 06-21-16-04900 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 302746 PIERPOINT, WADE W & CARIE B 1501 HOLLOW LN CLAREMORE OK 74017-0000 Parcel Location Situs 01501 HOLLOW LN Subdivision CORNERSTONE ESTATES Lot/Block 0001 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 6 / 21 / 16 / 5 Neighborhood 1181 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS																																																																																																																									
Legal Description Lot/Long: 36.32935551 -95.63918344 LOT 1 BLOCK 1 CORNERSTONE ESTATES																																																																																																																									
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Lot Data		Square-Foot - NBHD 1181 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	2.1052		
Topography			
Street Access			
Utilities			
Amenities		0	
		0	
Method	Square-Foot		
Base Lot Value	91,702.00 x 1.01 = 92,851		
Factor Value			
Adjustments	1.0000		
Lot Value	92,851		



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-5-2\IMG_0027. 5/2/2023

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	R3 Res Nbhd 3
Style	100% 1 1/2 Story Finished
Exterior Wall	80% Frame, Siding, Vinyl 20% Veneer, Masonry
Base/Total Area	1,917 / 2,367
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,917
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 3.0 /
Basement Area	
Garage Type	529 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1997 / 22

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	266,247	112.48	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	4
Indicated Value	305,880 Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	90.01	Total Misc Impr	+ 18,592
Roofing Adj	+ 3.84	Garage Cost	+ 16,658
Subfloor Adj	+ -1.81	Total RCN	= 302,555
Heat/Cool Adj	+ 12.64	Depreciation (26%)	- 78,664
Plumbing Adj	+ 8.25	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 223,891
Adj Base Cost	= 112.93	Lot Value	+ 92,851
Total Area	x 2,367	Indicated Value	= 316,742
Adjusted Cost	= 267,305	Value Per SqFt	133.82

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	223,891		
Lot Value	92,851		
Indicated Value	316,742	133.82	Per SqFt
Agland Value			
Site Improvements			
Total Value	316,742	133.82	Total Value Per SqFt

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
SHLT	STORM SHELTER	0		1	2016	0.00		
PRCH	SLAB PORCH - COVERED	13257	138		138	26.50		3,657
PRCH	SLAB PORCH - COVERED	13258	24x12		288	26.03		7,497
PATO	SLAB PORCH - OPEN	144067	14x12		168	10.85		1,823



Rogers

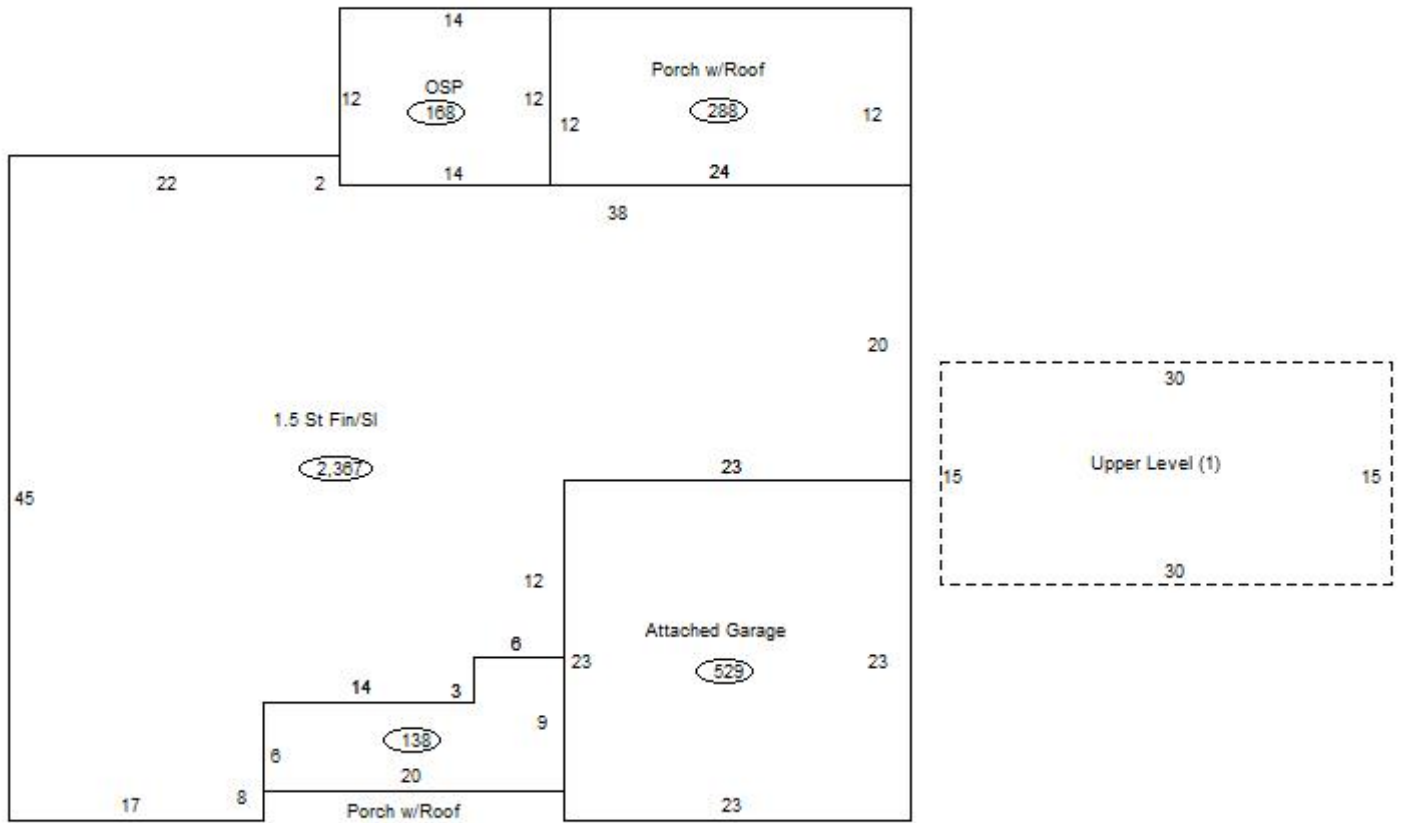
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/Sl	1,917	1.235	2,367
2	G	1		13	Attached Garage	529	1.000	529
3	M	PRCH		13	SLBC	138	1.000	138
4	M	PRCH		13	SLBC	288	1.000	288
5	U	^UL		13	Upper Level (1)	450	1.000	450
6	M	PATO		13	Open Slab	168	1.000	168
Total Building Area						1,917		2,367



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Outbuildings/Site Improvements

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