



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																																																																																				
Account 660005653 Parcel ID 000000-00-0-00813-001-0007 Cadastral ID 06-21-17-00160 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 93 - JUSTUS/TRI-DISTRICT FIRE Name ID 259304 BEAUREGARD, KAREN J TRUSTEE 16865 THOMAS DR CLAREMORE OK 74017-0000 Parcel Location Situs 16865 E THOMAS DR Subdivision THOMAS HEIGHTS Lot/Block 0007 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 6 / 21 / 17 / 5 Neighborhood 1070 - R-V03-SE JUSTUS-SEQUOYAH School District S009 - JUSTUS-TIAWAH SCHOOLS					<p>660005653_001.JPG 9/3/2025</p>																																																																																																																				
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Lot Data	Square-Foot - NBHD 1070 #1	Primary Image
Lot Size Lot Count Units Buildable 2.72 Non-Ag Acres 2.5478 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 110,983.00 x .85 = 93,862 Factor Value Adjustments 1.0000 Lot Value 93,862		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	20% Veneer, Masonry 80% Frame, Siding, Vinyl
Base/Total Area	1,513 / 2,377
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,513
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 3.0 /
Basement Area	
Garage Type	638 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1997 / 22

GRM Approach
GRM Code Gross Rent 0.00 Indicated Value

Multiple Regression
MRA Code 1 Test Adusted R 0.8445 Indicated Value 276,725 116.42 Per SqFt

Direct Comparables
Selection Model A Adam Test Adjustment Model 1 2022 Residential Comparables 1 Indicated Value 93,000 Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	88.89	Total Misc Impr	+ 17,463	Roofing Adj	+ 3.16	Garage Cost	+ 19,338
Subfloor Adj	+ -1.47	Total RCN	= 301,694	Heat/Cool Adj	+ 12.64	Depreciation (26%)	- 78,440
Plumbing Adj	+ 8.22	Lump Sums	+ 12,584	Basement Adj	+ 0.00	RCNLD	= 235,838
Adj Base Cost	= 111.44	Lot Value	+ 93,862	Total Area	x 2,377	Indicated Value	= 329,700
		Value Per SqFt	138.70	Adjusted Cost	= 264,893		

Value Reconciliation
Selected Approach Cost Approach Improvements 235,838 Lot Value 93,862 Indicated Value 329,700 138.70 Per SqFt Agland Value Site Improvements Total Value 329,700 138.70 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
EPSW	ENCLOSED PORCH - SOLID WALL	13510	12x12		144	69.62		10,025
WODC	WOOD DECK - COVERED	13511	424		424	29.68		12,584
PATO	SLAB PORCH - OPEN	13512	14x12		168	10.85		1,823



Rogers

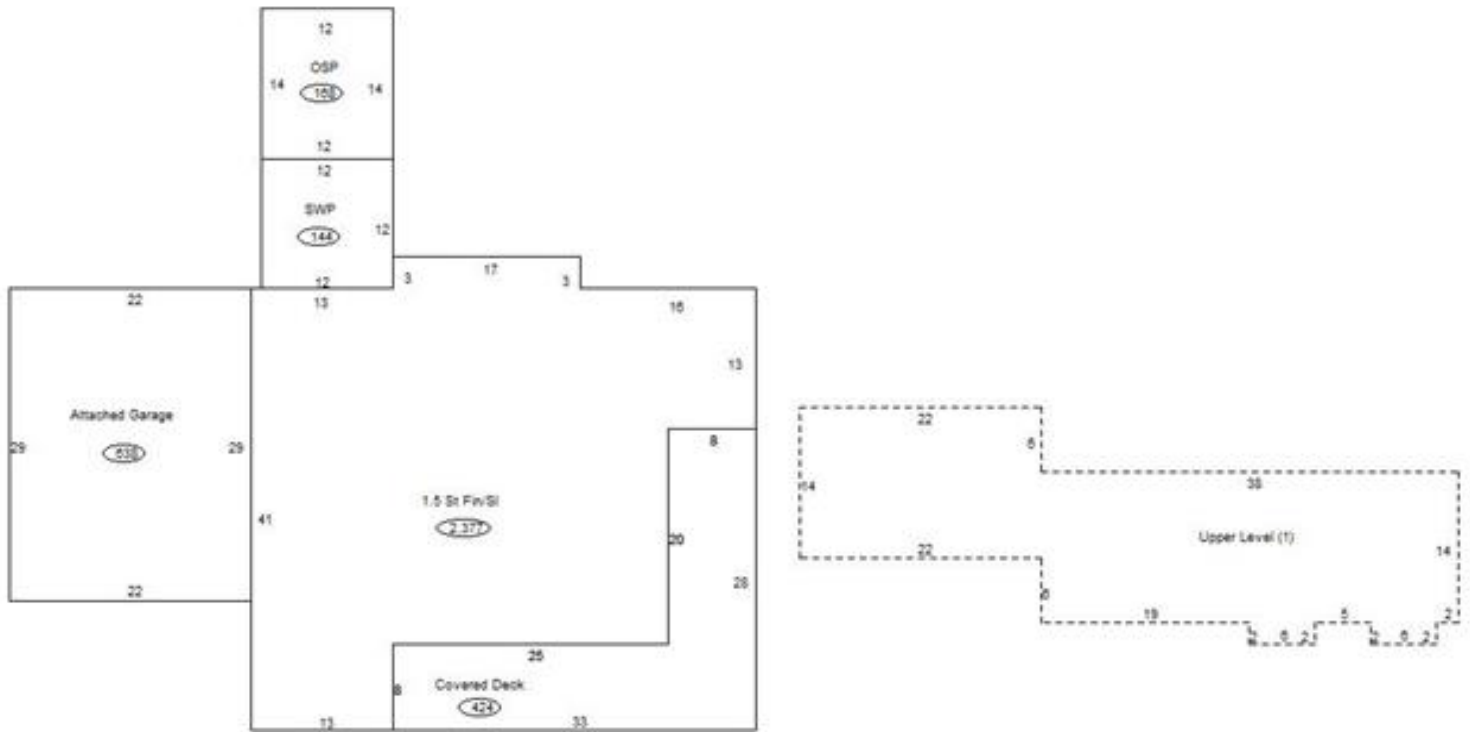
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Sketch Image

660005653



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/SI	1,513	1.571	2,377
2	G	1		13	Attached Garage	638	1.000	638
3	M	EPSW		13	EPSW	144	1.000	144
4	M	WODC		13	WODC	424	1.000	424
5	M	PATO		13	Open Slab	168	1.000	168
6	U	^UL		13	Upper Level (1)	864	1.000	864
Total Building Area						1,513		2,377