



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 660005654 Parcel ID 000000-00-0-00813-001-0008 Cadastral ID 06-21-17-00170 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 93 - JUSTUS/TRI-DISTRICT FIRE Name ID 269718 COTNER, DANNY J & THOMASIN B 16985 E THOMAS DR CLAREMORE OK 74017-0000																																																																																																																									
Parcel Location Situs 16985 E THOMAS DR Subdivision THOMAS HEIGHTS Lot/Block 0008 / 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																																																																																																																									
Legal Description Lot/Long: 36.33438982 -95.52727040					Building Permits <table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td>R21</td> <td>R22- ADDING ON TO SFR</td> <td>03/2021</td> <td>09/2021</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R21	R22- ADDING ON TO SFR	03/2021	09/2021																																																																																																							
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Lot Data	Square-Foot - NBHD 1070 #1	Primary Image
Lot Size Lot Count Units Buildable 3.25 Non-Ag Acres 2.9803 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 129,822.00 x .74 = 95,746 Factor Value Adjustments 1.0000 Lot Value 95,746		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,634 / 1,634
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	1,634
Fixture/RghIn	8 /
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	286 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1974 / 39

GRM Approach
GRM Code Gross Rent 0.00 Indicated Value

Multiple Regression
MRA Code 1 Test Adusted R 0.8445 Indicated Value 131,431 80.44 Per SqFt

Direct Comparables
Selection Model A Adam Test Adjustment Model 1 2022 Residential Comparables 2 Indicated Value 208,390 Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	92.30	Total Misc Impr	+ 37,079	Roofing Adj	+ 4.47	Garage Cost	+ 7,834
Subfloor Adj	+ 0.00	Total RCN	= 229,245	Heat/Cool Adj	+ 10.30	Depreciation (50%)	- 114,623
Plumbing Adj	+ 5.74	Lump Sums	+ 4,286	Basement Adj	+ 0.00	RCNLD	= 118,908
Adj Base Cost	= 112.81	Lot Value	+ 95,746	Total Area	x 1,634	Indicated Value	= 214,654
		Value Per SqFt	131.37	Adjusted Cost	= 184,332		

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	118,908		
Lot Value	95,746		
Indicated Value	214,654	131.37	Per SqFt
Agland Value			
Site Improvements	4,472		
Total Value	219,126	134.10	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	4,576.55		4,577
PRCH	SLAB PORCH - COVERED	13516	20x6		120	20.92		2,510
WODO	WOOD DECK - OPEN	13517	20x12		240	17.86		4,286
EPSW	Enclosed Porch - Solid Wall	151920	576		576	52.07		29,992



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	STF	STG FAIR		0x0x0		448	
	Qual	2	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total		RCN	Depr (45% Phys/ % Func)	RCNLD
Base Cost (4.68 x 448)		2,097			2,097	944	1,153
	STF	STG FAIR		0x0x0			
	Qual	2	Cond	Year	Eff Age		
	Valuation Summary		Modifier Total		RCN	Depr (100% Phys/ % Func)	RCNLD
Base Cost (4.68 x)							
	CPDT	CARPORT - DETACHED		20x24x0		480	
	Qual	2	Cond 3	Year	Eff Age 1520		
	Valuation Summary		Modifier Total		RCN	Depr (25% Phys/ % Func)	RCNLD
Base Cost (9.22 x 480)		4,426			4,426	1,107	3,319