



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 18:10:23
 Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660006040 Parcel ID 000000-00-0-10320-001-0002 Cadastral ID 07-21-16-00020 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 273187 HORTON, SAMUEL LEBARRE & JEANNE M 1904 W 4TH ST S CLAREMORE OK 74017-0000																																																																																																																									
Parcel Location Situs 01904 W 4TH ST S Subdivision PARK PLACE Lot/Block 0002 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 7 / 21 / 16 / 5 Neighborhood 1172 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.31493787 -95.63316508 LOTS 1 & 2 BLOCK 1 PARK PLACE					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>R20 0474</td> <td>R22- ADDING ON TO SFR</td> <td>10/2020</td> <td>09/2021</td> <td>40,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R20 0474	R22- ADDING ON TO SFR	10/2020	09/2021	40,000																																																																																																						
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Date 04/17/2026
Time 18:10:24
Page 2

Lot Data	Square-Foot - NBHD 1172 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	15500	
Non-Ag Acres	0.6953	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	30,286.00 x 2.85 = 86,392	
Factor Value		
Adjustments	1.0000	
Lot Value	86,392	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	R3 Res Nbhd 3
Style	100% One Story
Exterior Wall	60% Veneer, Stone 40% Frame, Siding, Vinyl
Base/Total Area	2,954 / 2,954
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,954
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.5 /
Basement Area	
Garage Type	1,300 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1980 / 35

Cost Approach		Manual : 01/2025	
Base Cost	105.22	Total Misc Impr	+ 22,683
Roofing Adj	+ 5.03	Garage Cost	+ 48,373
Subfloor Adj	+ -3.22	Total RCN	= 452,329
Heat/Cool Adj	+ 14.47	Depreciation (43%)	- 194,501
Plumbing Adj	+ 7.57	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 257,828
Adj Base Cost	= 129.07	Lot Value	+ 86,392
Total Area	x 2,954	Indicated Value	= 344,220
Adjusted Cost	= 381,273	Value Per SqFt	116.53

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	397,680	134.62	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	378,650		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	257,828		
Lot Value	86,392		
Indicated Value	344,220	116.53	Per SqFt
Agland Value			
Site Improvements	1,067		
Total Value	345,287	116.89	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	6,429.63		6,430
PRCH	SLAB PORCH - COVERED	14187		6x6	36	29.42		1,059
PATO	SLAB PORCH - OPEN	14189		1568	1,568	9.69		15,194



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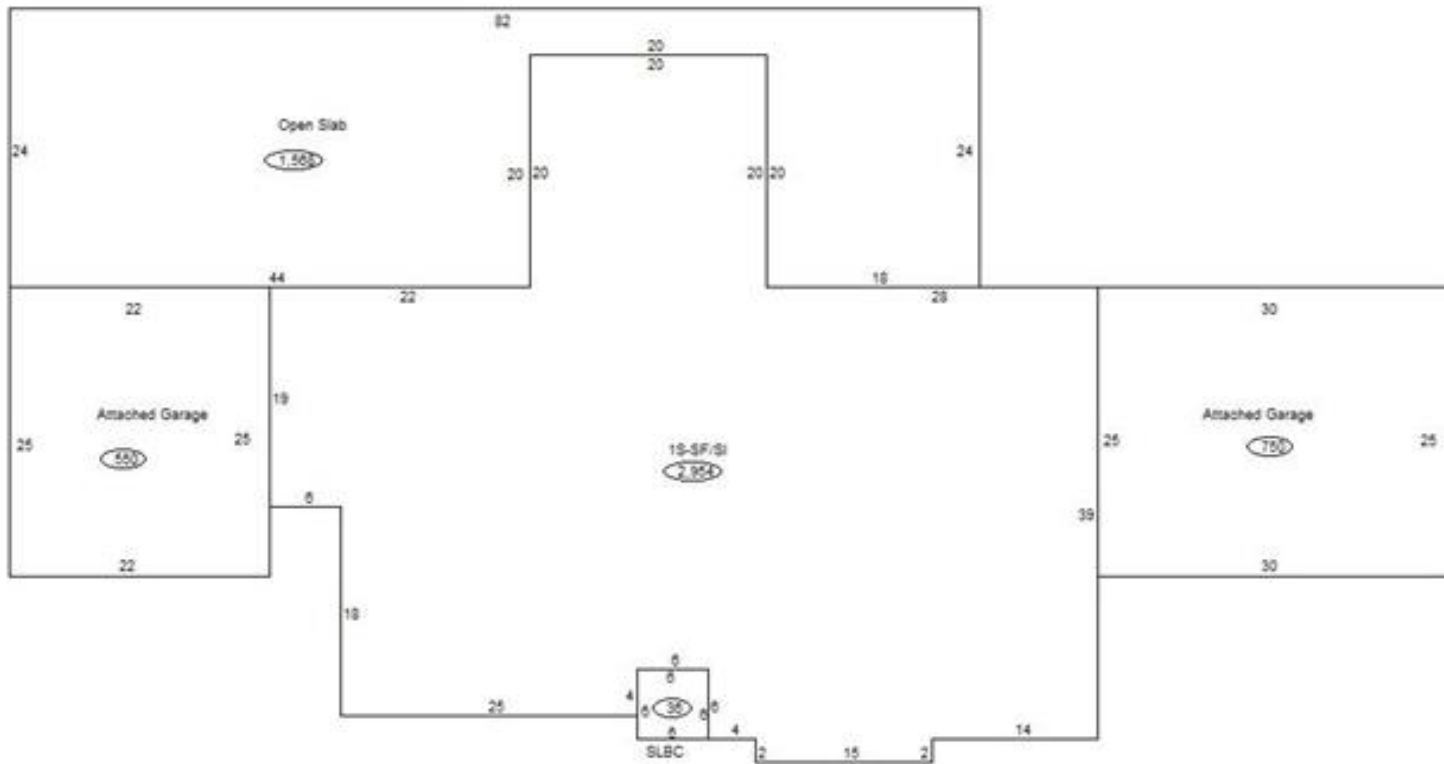
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 Time 18:10:24
 Page 3

Sketch Image

660006040



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	G	1		13	Attached Garage	550	1.000	550
2	M	PRCH		13	SLBC	36	1.000	36
3	G	1		13	Attached Garage	750	1.000	750
4	M	PATO		13	Open Slab	1,568	1.000	1,568
5	R	1	Slab	13	1S-SF/SI	2,954	1.000	2,954
Total Building Area						2,954		2,954



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Page 4

660006040

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	12x20x0			240
	Qual	2	Cond 3	Year	Eff Age 1520	
Valuation Summary		Modifier Total		RCN	Depr (5% Phys/ % Func)	RCNLD
Base Cost (4.68 x 240)		1,123		1,123	56	1,067