



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 03:34:05
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Assessment Data					Primary Image																																																																																																																				
Account 660006042 Parcel ID 000000-00-0-10320-001-0004 Cadastral ID 07-21-16-00040 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 344062 ROBERTS, TERRI SUE 1908 W 4TH ST S CLAREMORE OK 74017-0000 Parcel Location Situs 01908 W 4TH ST S Subdivision PARK PLACE Lot/Block 0004 / 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 Lot/Long: 36.31497899 -95.63421047																																																																																																																									
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Lot Data	Square-Foot - NBHD 1172 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	15500	
Non-Ag Acres	0.3189	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	13,890.00 x 4.97 = 69,095	
Factor Value		
Adjustments	1.0000	
Lot Value	69,095	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	R3 Res Nbhd 3
Style	100% One Story
Exterior Wall	60% Veneer, Stone 40% Frame, Siding, Wood
Base/Total Area	2,153 / 2,153
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	3 Built-up Rock
Area on Slab	2,153
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.5 /
Basement Area	
Garage Type	560 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1979 / 35

Cost Approach				Manual : 01/2025			
Base Cost	104.03	Total Misc Impr	+ 11,587				
Roofing Adj	+ 4.01	Garage Cost	+ 17,399				
Subfloor Adj	+ -2.43	Total RCN	= 303,106				
Heat/Cool Adj	+ 12.64	Depreciation (43%)	- 130,336				
Plumbing Adj	+ 9.07	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 172,770				
Adj Base Cost	= 127.32	Lot Value	+ 69,095				
Total Area	x 2,153	Indicated Value	= 241,865				
Adjusted Cost	= 274,120	Value Per SqFt	112.34				

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	243,076	112.90	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	252,550		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	172,770		
Lot Value	69,095		
Indicated Value	241,865	112.34	Per SqFt
Agland Value			
Site Improvements	8,750		
Total Value	250,615	116.40	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
PRCH	SLAB PORCH - COVERED	14198	35x5		175	26.38		4,617
PATO	SLAB PORCH - OPEN	14199	12x10		120	11.29		1,355



Rogers

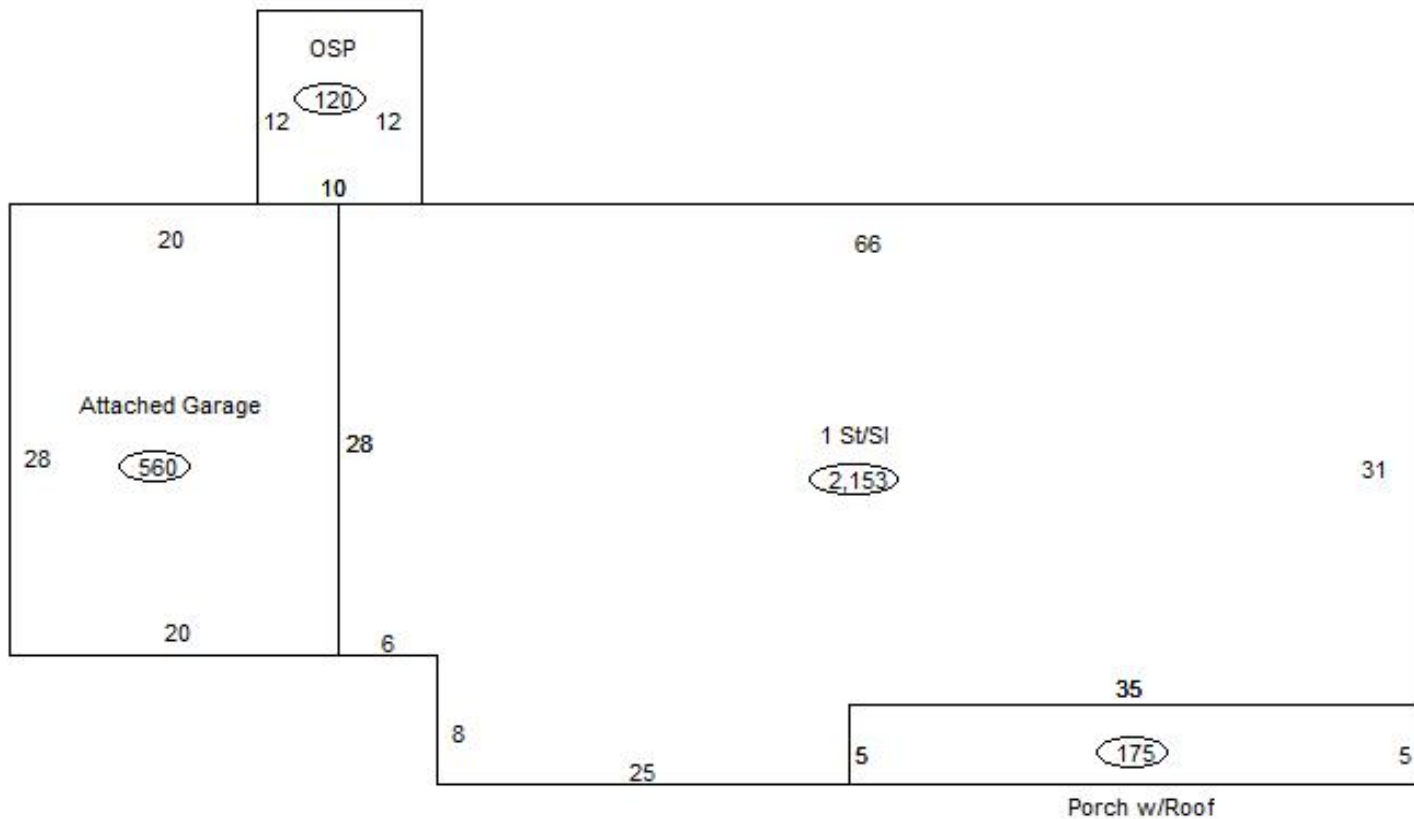
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	2,153	1.000	2,153
2	G	1		13	Attached Garage	560	1.000	560
3	M	PRCH		13	SLBC	175	1.000	175
4	M	PATO		13	Open Slab	120	1.000	120
Total Building Area						2,153		2,153



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SV	SWIM VINYL	0x0x0			1
	Qual 3	Cond 3	Year	Eff Age		
Valuation Summary		Modifier Total	RCN	Depr (65% Phys/ % Func)	RCNLD	
Base Cost (25,000.00 x 1)		25,000	25,000	16,250	8,750	