



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
Time 03:34:13  
Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660006048 <b>Parcel ID</b> 000000-00-0-10320-001-0010 <b>Cadastral ID</b> 07-21-16-00100 <b>Property Type</b> REAL - Real Property <b>Property Class</b> URP VI Area 1 <b>Tax Area</b> 17 - CLAREMORE OT <b>Name ID</b> 311359 ROSS, MICHAEL DEAN & MICHELLE R  1922 W 4TH PL S CLAREMORE OK 74017-0000  <b>Parcel Location</b> <b>Situs</b> 01922 W 4TH PL S <b>Subdivision</b> PARK PLACE <b>Lot/Block</b> 0010 / 0001 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 7 / 21 / 16 / 5 <b>Neighborhood</b> 1172 - R-V01-SW CLAREMORE <b>School District</b> S001 - CLAREMORE SCHOOLS																																																																																																																									
<b>Legal Description</b> Lat/Long: 36.31414010 -95.63481787																																																																																																																									
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Lot Data	Square-Foot - NBHD 1172 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> 1 <b>Units Buildable</b> 15500 <b>Non-Ag Acres</b> 0.3776 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> LAND QUALITY 0 0 <b>Method</b> Square-Foot <b>Base Lot Value</b> 16,448.00 x 4.58 = 75,260 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 75,260		

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	3 - Average
<b>Architecture</b>	R3 Res Nbhd 3
<b>Style</b>	100% 1 1/2 Story Finished
<b>Exterior Wall</b>	100% Veneer, Stone
<b>Base/Total Area</b>	1,860 / 2,665
<b>Style</b>	100% 1 1/2 Story Finished
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	0
<b>Fixture/RghIn</b>	14 /
<b>Bed/F/H Bath</b>	3 / 3.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	483 Attached Garage - Unfinished 2 Stalls
<b>Remodel</b>	
<b>Year/Eff Age</b>	1984 / 32



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GRM Approach	
<b>GRM Code</b>	
<b>Gross Rent</b>	0.00
<b>Indicated Value</b>	

Multiple Regression			
<b>MRA Code</b>	1	Test	
<b>Adusted R</b>	0.8445		
<b>Indicated Value</b>	269,964	101.30	Per SqFt

Direct Comparables	
<b>Selection Model</b>	A Adam Test
<b>Adjustment Model</b>	1 2022 Residential
<b>Comparables</b>	6
<b>Indicated Value</b>	283,140 Per SqFt

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	98.58	<b>Total Misc Impr</b>	+ 11,562				
<b>Roofing Adj</b>	+ 3.33	<b>Garage Cost</b>	+ 15,499				
<b>Subfloor Adj</b>	+ 0.00	<b>Total RCN</b>	= 351,871				
<b>Heat/Cool Adj</b>	+ 12.64	<b>Depreciation ( 40%)</b>	- 140,748				
<b>Plumbing Adj</b>	+ 7.33	<b>Lump Sums</b>	+ 4,376				
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 215,499				
<b>Adj Base Cost</b>	= 121.88	<b>Lot Value</b>	+ 75,260				
<b>Total Area</b>	x 2,665	<b>Indicated Value</b>	= 290,759				
<b>Adjusted Cost</b>	= 324,810	<b>Value Per SqFt</b>	109.10				

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	215,499		
<b>Lot Value</b>	75,260		
<b>Indicated Value</b>	290,759	109.10	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>			
<b>Total Value</b>	290,759	109.10	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	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	14221	4x4		16	26.88		430
PRCH	SLAB PORCH - COVERED	14222	21x10		210	26.27		5,517
WODO	WOOD DECK - OPEN	14223	516		516	16.96	50%	4,376

