



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 00:13:35
 Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660006055 Parcel ID 000000-00-0-10060-001-0002 Cadastral ID 07-21-16-00170 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 332067 CARAVAGGIO, MARCO 2011 CHARLESTOWN CIRCLE CLAREMORE OK 74017-0000 Parcel Location Situs 02011 CHARLESTOWN CIR Subdivision CHARLES TOWN LANDING Lot/Block 0002 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 7 / 21 / 16 / 5 Neighborhood 1180 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS																																																																																																																									
Legal Description Lot/Long: 36.30887133 -95.63658506																																																																																																																									
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Page 2

Lot Data	Square-Foot - NBHD 1180 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	0.0984	
Topography		
Street Access		
Utilities		
Amenities	0	
	0	
Method	Square-Foot	
Base Lot Value	4,286.00 x 4.15 = 17,787	
Factor Value		
Adjustments	1.0000	
Lot Value	17,787	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	95% Frame, Siding, Wood 5% Veneer, Masonry
Base/Total Area	831 / 1,231
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	831
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	456 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1983 / 32



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	145,896	118.52	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	188,880		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	91.82	Total Misc Impr	+	3,083			
Roofing Adj	+ 3.49	Garage Cost	+	12,814			
Subfloor Adj	+ -0.90	Total RCN	=	160,306			
Heat/Cool Adj	+ 11.47	Depreciation (42%)	-	67,329			
Plumbing Adj	+ 11.43	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	92,977			
Adj Base Cost	= 117.31	Lot Value	+	17,787			
Total Area	x 1,231	Indicated Value	=	110,764			
Adjusted Cost	= 144,409	Value Per SqFt		89.98			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	92,977		
Lot Value	17,787		
Indicated Value	110,764	89.98	Per SqFt
Agland Value			
Site Improvements			
Total Value	110,764	89.98	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	14258		69	69	24.05		1,659
PATO	SLAB PORCH - OPEN	14259	15x9		135	10.55		1,424

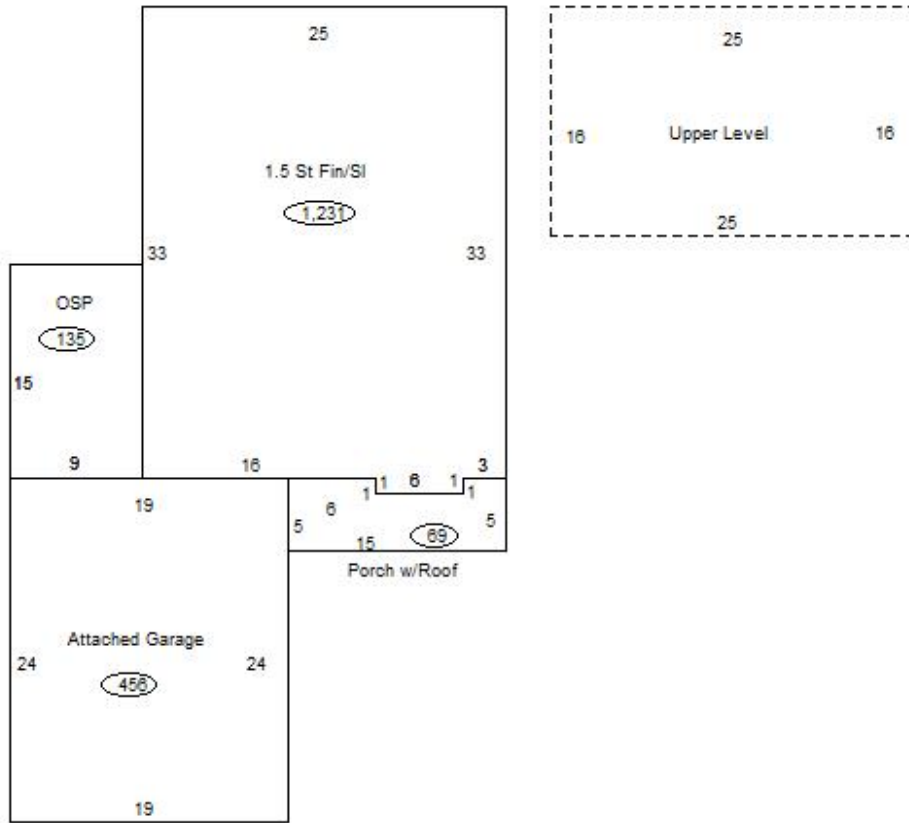


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 Page 3

Sketch Image

660006055



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/Sl	831	1.481	1,231
2	G	1		13	Attached Garage	456	1.000	456
3	M	PRCH		13	SLBC	69	1.000	69
4	M	PATO		13	Open Slab	135	1.000	135
5	U	^UL	Overhang	13	Upper Level	400	1.000	400
Total Building Area						831		1,231