



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
Time 08:41:14  
Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660006114 <b>Parcel ID</b> 000000-00-0-10160-003-0002 <b>Cadastral ID</b> 07-21-16-02180 <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> 197744 BALLARD, KEITH E &  CHRISTIE S TRUSTEES 2963 BERWICK CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 02963 W BERWICK <b>Subdivision</b> HIGHLANDS THE I <b>Lot/Block</b> 0002 / 0003 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 7 / 21 / 16 / 5 <b>Neighborhood</b> 1180 - R-V01-SW CLAREMORE <b>School District</b> S001 - CLAREMORE SCHOOLS																																																																																																																									
<b>Legal Description</b> Lot/Long: 36.30986500 -95.64806126																																																																																																																									
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Lot Data	Square-Foot - NBHD 1180 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> 1 <b>Units Buildable</b> 18450 <b>Non-Ag Acres</b> 0.2954 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> 0  <b>Method</b> Square-Foot <b>Base Lot Value</b> 12,870.00 x 4.15 = 53,411 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 53,411		
<b>Residential Data</b> <b>Type</b> 1 Single Family Residence <b>Condition</b> 3 - Average <b>Quality</b> 4 - Good <b>Architecture</b> R3 Res Nbhd 3 <b>Style</b> 100% 1 1/2 Story Finished <b>Exterior Wall</b> 100% Veneer, Masonry <b>Base/Total Area</b> 2,250 / 3,756 <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> 2,250 <b>Fixture/RghIn</b> 14 / <b>Bed/F/H Bath</b> 4 / 2.5 / <b>Basement Area</b> <b>Garage Type</b> 528 Attached Garage - Unfinished 2 Stalls <b>Remodel</b> <b>Year/Eff Age</b> 1993 / 25		

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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>	455,947	121.39	Per SqFt

Direct Comparables			
<b>Selection Model</b>	A	Adam Test	
<b>Adjustment Model</b>	1	2022 Residential	
<b>Comparables</b>	8		
<b>Indicated Value</b>	423,730		Per SqFt

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	346,460		
<b>Lot Value</b>	53,411		
<b>Indicated Value</b>	399,871	106.46	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>			
<b>Total Value</b>	399,871	106.46	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	99.69	<b>Total Misc Impr</b>	+ 12,981				
<b>Roofing Adj</b>	+ 3.53	<b>Garage Cost</b>	+ 25,344				
<b>Subfloor Adj</b>	+ -2.76	<b>Total RCN</b>	= 502,116				
<b>Heat/Cool Adj</b>	+ 16.31	<b>Depreciation ( 31%)</b>	- 155,656				
<b>Plumbing Adj</b>	+ 6.71	<b>Lump Sums</b>	+ 0				
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 346,460				
<b>Adj Base Cost</b>	= 123.48	<b>Lot Value</b>	+ 53,411				
<b>Total Area</b>	x 3,756	<b>Indicated Value</b>	= 399,871				
<b>Adjusted Cost</b>	= 463,791	<b>Value Per SqFt</b>	106.46				

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	7,243.87		7,244
PRCH	SLAB PORCH - COVERED	14566	14x6		84	32.93		2,766
PATO	SLAB PORCH - OPEN	144837	20x12		240	12.38		2,971

