



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 03:36:11
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660006168 Parcel ID 000000-00-0-10505-020-0018 Cadastral ID 07-21-16-05000 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 57194 RILEY, FAY & CAROLYN & JAMES STEPHEN RILEY 1900 W OAK ST CLAREMORE OK 74017-4718 Parcel Location Situs 01900 S OAK ST Subdivision WESTSIDE Lot/Block 0018 / 0020 Parcel Size 2 - Lots Sec/Twn/Rng 7 / 21 / 16 / 5 Neighborhood 1180 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.31224302 -95.63294693																																																																																																																									
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Lot Data	Square-Foot - NBHD 1180 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	4691	
Non-Ag Acres	0.1269	
Topography		
Street Access		
Utilities		
Amenities	0	
	0	
Method	Square-Foot	
Base Lot Value	5,528.00 x 4.15 = 22,941	
Factor Value		
Adjustments	1.0000	
Lot Value	22,941	

Residential Data	
Type	1 Single Family Residence
Condition	2 - Fair
Quality	2 - Fair
Architecture	R3 Res Nbhd 3
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	858 / 858
Style	100% One Story
HVAC	100% Wall Furnace 100% Forced Air Furnace
Roof Cover	3 Built-up Rock
Area on Slab	0
Fixture/RghIn	4 /
Bed/F/H Bath	3 / 1.0 /
Basement Area	
Garage Type	520 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1960 / 66

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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	98,030	114.25	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025	
Base Cost	98.16	Total Misc Impr	+	678	
Roofing Adj	+ 3.97	Garage Cost	+	12,033	
Subfloor Adj	+ 2.53	Total RCN	=	112,462	
Heat/Cool Adj	+ 5.76	Depreciation (72%)	-	80,973	
Plumbing Adj	+ 5.84	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	31,489	
Adj Base Cost	= 116.26	Lot Value	+	22,941	
Total Area	x 858	Indicated Value	=	54,430	
Adjusted Cost	= 99,751	Value Per SqFt		63.44	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	31,489		
Lot Value	22,941		
Indicated Value	54,430	63.44	Per SqFt
Agland Value			
Site Improvements			
Total Value	54,430	63.44	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	14792	8x4		32	21.19		678



Rogers

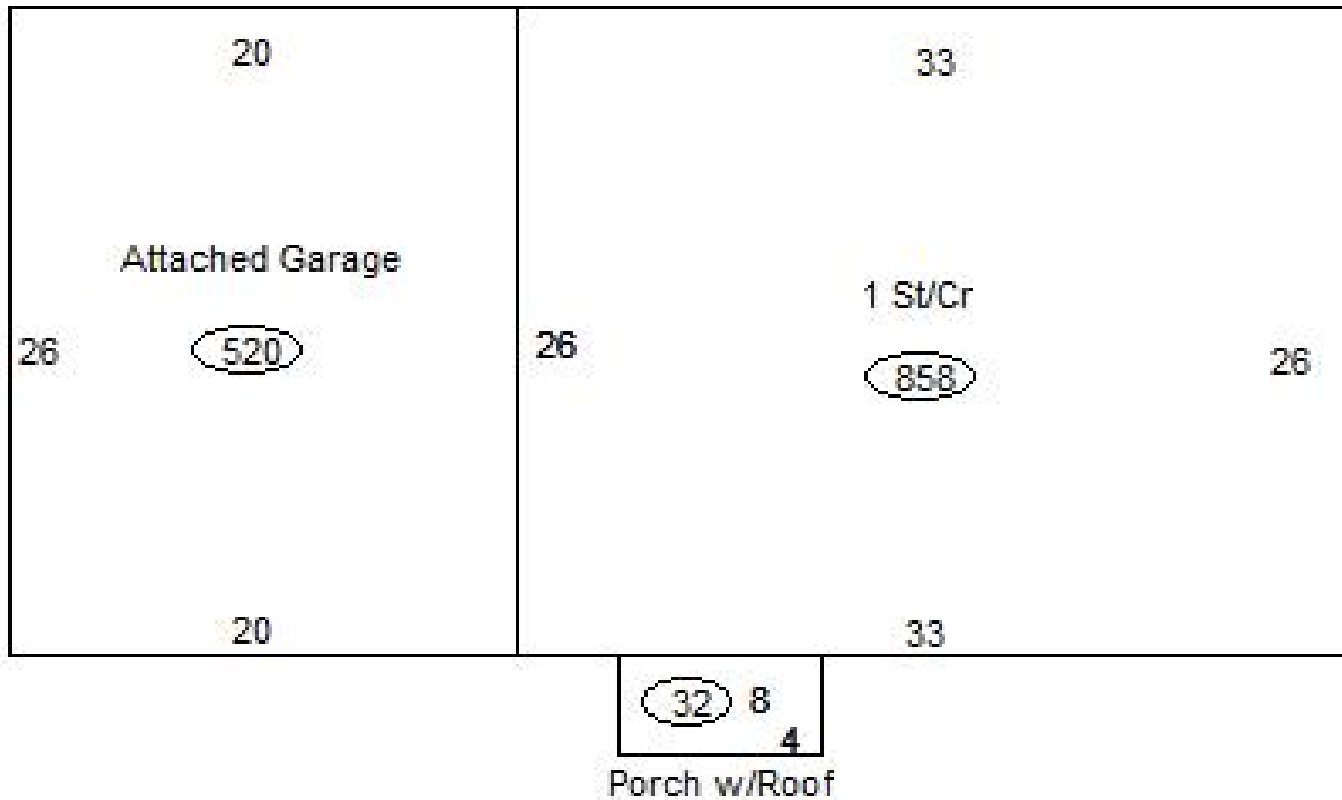
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Sketch Image

660006168



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	858	1.000	858
2	G	1		13	Attached Garage	520	1.000	520
3	M	PRCH		13	SLBC	32	1.000	32
Total Building Area						858		858



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	CP	CARPORT DIRT	0x0x0			
	Qual	Cond	Year	Eff Age		
		Valuation Summary	Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
		Base Cost (3.50 x)				