



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																																																																																				
Account 660006188 Parcel ID 000000-00-0-10470-001-0017 Cadastral ID 07-21-16-05230 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 58754 BALSANO, PAULINE M 607 S MAYWOOD CLAREMORE OK 74017-0000 Parcel Location Situs 00607 S MAYWOOD DR Subdivision WESTWOOD ESTATES I Lot/Block 0017 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 7 / 21 / 16 / 5 Neighborhood 1180 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS																																																																																																																									
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Lot Data		Square-Foot - NBHD 1180 #1	
Lot Size			
Lot Count	1		
Units Buildable	10500		
Non-Ag Acres	0.2284		
Topography			
Street Access			
Utilities			
Amenities		0	
		0	
Method	Square-Foot		
Base Lot Value	9,950.00 x 4.15 = 41,293		
Factor Value			
Adjustments	1.0000		
Lot Value	41,293		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	R3 Res Nbhd 3
Style	100% One Story
Exterior Wall	90% Veneer, Masonry 10% Frame, Siding, Wood
Base/Total Area	1,442 / 1,442
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,442
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	556 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1974 / 39

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	159,358	110.51	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	185,170		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	104,53	Total Misc Impr	+	9,251			
Roofing Adj	+ 4.46	Garage Cost	+	14,906			
Subfloor Adj	+ -1.19	Total RCN	=	206,570			
Heat/Cool Adj	+ 11.47	Depreciation (48%)	-	99,154			
Plumbing Adj	+ 7.23	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	107,416			
Adj Base Cost	= 126.50	Lot Value	+	41,293			
Total Area	x 1,442	Indicated Value	=	148,709			
Adjusted Cost	= 182,413	Value Per SqFt		103.13			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	107,416		
Lot Value	41,293		
Indicated Value	148,709	103.13	Per SqFt
Agland Value			
Site Improvements			
Total Value	148,709	103.13	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	5,095.98		5,096
PRCH	SLAB PORCH - COVERED	14868	23x6		138	23.81		3,286
PATO	SLAB PORCH - OPEN	14869	10x8		80	10.86		869



Rogers

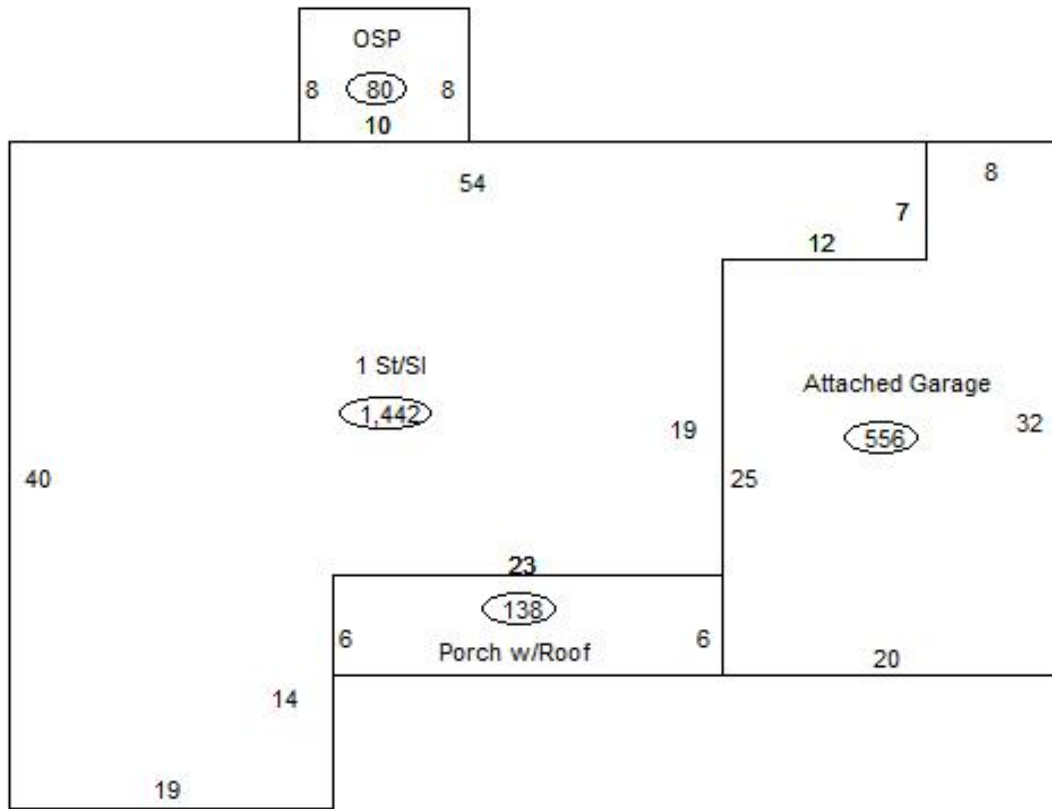
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Sketch Image

660006188



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,442	1.000	1,442
2	G	1		13	Attached Garage	556	1.000	556
3	M	PRCH		13	SLBC	138	1.000	138
4	M	PATO		13	Open Slab	80	1.000	80
Total Building Area						1,442		1,442