



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 21:06:31
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Assessment Data					Primary Image																																																																																																																				
Account 660007648 Parcel ID 000000-00-0-10110-001-0015 Cadastral ID 08-21-16-07150 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 347580 WAITS, TODD & TERESA 104 S MISSOURI AVE STE 202 CLAREMORE OK 74017-0000 Parcel Location Situs 01447 W EVERGREEN LN Subdivision EVERGREENS Lot/Block 0015 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 8 / 21 / 16 / 5 Neighborhood 1183 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS																																																																																																																									
Legal Description Lot/Long: 36.32086907 -95.62487277																																																																																																																									
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Lot Data		Square-Foot - NBHD 1183 #1	
Lot Size			
Lot Count	1		
Units Buildable	2660		
Non-Ag Acres	0.0079		
Topography			
Street Access			
Utilities			
Amenities	LOT SIZE ADJUSTMENT	0	0
Method	Square-Foot		
Base Lot Value	344.00 x 5.00 = 1,720		
Factor Value			
Adjustments	36.9808		
Lot Value	63,607		



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Residential Data	
Type	3 Townhouse, End Unit
Condition	3.5 - Average
Quality	2.5 - Fair
Architecture	R3 Res Nbhd 3
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,220 / 1,220
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,220
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	2004 / 15

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	137,763	112.92	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	
Indicated Value	135,860 Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	106.40	Total Misc Impr	+ 1,333
Roofing Adj	+ 0.00	Garage Cost	+ 0
Subfloor Adj	+ -0.40	Total RCN	= 144,415
Heat/Cool Adj	+ 0.00	Depreciation (22%)	- 31,771
Plumbing Adj	+ 11.28	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 112,644
Adj Base Cost	= 117.28	Lot Value	+ 63,607
Total Area	x 1,220	Indicated Value	= 176,251
Adjusted Cost	= 143,082	Value Per SqFt	144.47

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	112,644		
Lot Value	63,607		
Indicated Value	176,251	144.47	Per SqFt
Agland Value			
Site Improvements	9,249		
Total Value	185,500	152.05	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	17975	12x3		36	25.62		922
PRCH	SLAB PORCH - COVERED	17976	4x4		16	25.69		411



Rogers

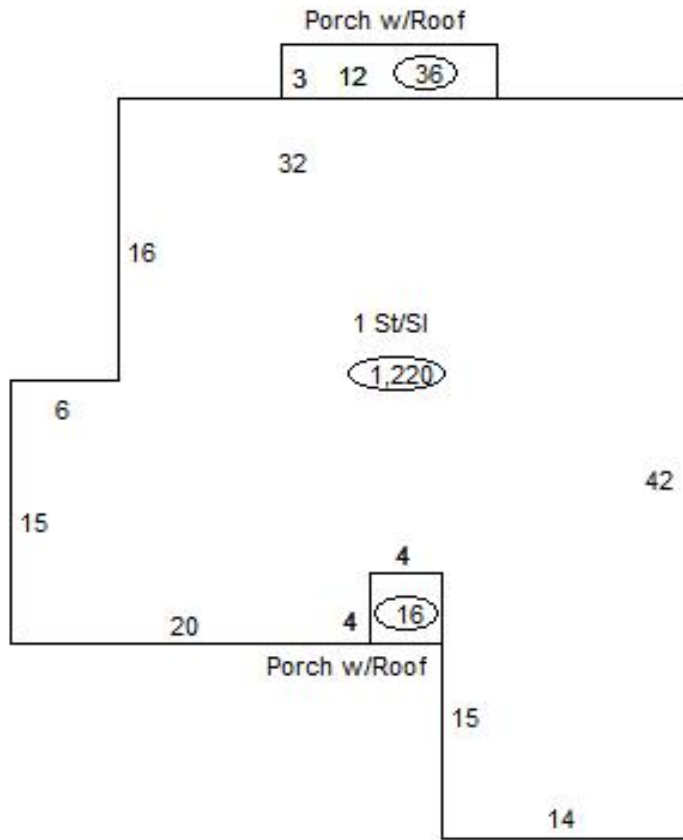
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,220	1.000	1,220
2	M	PRCH		13	SLBC	36	1.000	36
3	M	PRCH		13	SLBC	16	1.000	16
Total Building Area						1,220		1,220



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	GRDT	GARAGE - DETACHED	0x0x0			258
	Qual 3	Cond 3	Year	Eff Age		
Valuation Summary		Modifier Total		RCN	Depr (0% Phys/ % Func)	RCNLD
Base Cost (35.85 x 258)		9,249			9,249	9,249