



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 07:50:33  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660007719 <b>Parcel ID</b> 000000-00-0-10490-003-0004 <b>Cadastral ID</b> 08-21-16-07850 <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> 333750 TALBERT, MIRANDA J  1207 W SCHOOL ST CLAREMORE OK 74017-0000  <b>Parcel Location</b> <b>Situs</b> 01207 W SCHOOL ST <b>Subdivision</b> WESTERN HEIGHTS <b>Lot/Block</b> 0004 / 0003 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 8 / 21 / 16 / 5 <b>Neighborhood</b> 1183 - R-V01-SW CLAREMORE <b>School District</b> S001 - CLAREMORE SCHOOLS																																																																																																																									
<b>Legal Description</b> Lot/Long: 36.32024087 -95.62485443																																																																																																																									
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# Rogers

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Lot Data	Square-Foot - NBHD 1183 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> 1 <b>Units Buildable</b> 10824 <b>Non-Ag Acres</b> 0.2131 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> LOT SIZE ADJUSTMENT 0 0 <b>Method</b> Square-Foot <b>Base Lot Value</b> 9,283.00 x 4.93 = 45,776 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 45,776		
<b>Residential Data</b> <b>Type</b> 1 Single Family Residence <b>Condition</b> 2.5 - Fair <b>Quality</b> 2.5 - Fair <b>Architecture</b> <b>Style</b> 100% One Story <b>Exterior Wall</b> 90% Veneer, Masonry 10% Frame, Siding, Wood <b>Base/Total Area</b> 1,240 / 1,240 <b>Style</b> 100% One Story <b>HVAC</b> 100% Warmed & Cooled Air <b>Roof Cover</b> 1 Composition Shingle <b>Area on Slab</b> 1,240 <b>Fixture/RghIn</b> 7 / <b>Bed/F/H Bath</b> 3 / 1.5 / <b>Basement Area</b> <b>Garage Type</b> 484 Attached Garage - Unfinished 2 Stalls <b>Remodel</b> <b>Year/Eff Age</b> 1968 / 51		

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	2.5 - Fair
<b>Quality</b>	2.5 - Fair
<b>Architecture</b>	
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	90% Veneer, Masonry 10% Frame, Siding, Wood
<b>Base/Total Area</b>	1,240 / 1,240
<b>Style</b>	100% One Story
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	1,240
<b>Fixture/RghIn</b>	7 /
<b>Bed/F/H Bath</b>	3 / 1.5 /
<b>Basement Area</b>	
<b>Garage Type</b>	484 Attached Garage - Unfinished 2 Stalls
<b>Remodel</b>	
<b>Year/Eff Age</b>	1968 / 51



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-5-22\IMG\_007 5/22/2023

Cost Approach		Manual : 01/2025	
<b>Base Cost</b>	108.48	<b>Total Misc Impr</b>	+ 1,847
<b>Roofing Adj</b>	+ 4.62	<b>Garage Cost</b>	+ 13,373
<b>Subfloor Adj</b>	+ -1.19	<b>Total RCN</b>	= 177,424
<b>Heat/Cool Adj</b>	+ 11.47	<b>Depreciation ( 58%)</b>	- 102,906
<b>Plumbing Adj</b>	+ 7.43	<b>Lump Sums</b>	+ 0
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 74,518
<b>Adj Base Cost</b>	= 130.81	<b>Lot Value</b>	+ 45,776
<b>Total Area</b>	x 1,240	<b>Indicated Value</b>	= 120,294
<b>Adjusted Cost</b>	= 162,204	<b>Value Per SqFt</b>	97.01

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>	135,320	109.13	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>	154,690 Per SqFt

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	74,518		
<b>Lot Value</b>	45,776		
<b>Indicated Value</b>	120,294	97.01	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>			
<b>Total Value</b>	120,294	97.01	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	18126	4x2		8	24.24		194
PATO	SLAB PORCH - OPEN	18127	16x10		160	10.33		1,653



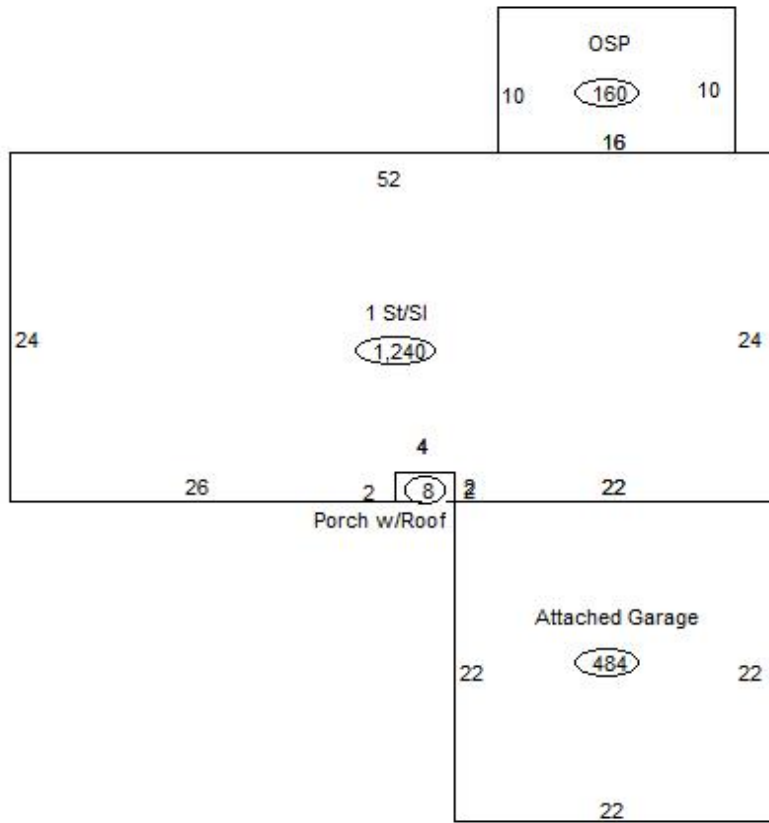
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Sketch Image

660007719



**Sketch Vector Information**

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,240	1.000	1,240
2	G	1		13	Attached Garage	484	1.000	484
3	M	PRCH		13	SLBC	8	1.000	8
4	M	PATO		13	Open Slab	160	1.000	160
<b>Total Building Area</b>						1,240		1,240