



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 660007985 Parcel ID 21N16E-08-3-00000-000-0000 Cadastral ID 08-21-16-16800 Property Type REAL - Real Property Property Class UR VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 332740 SPEIR, TERRENCE & COREY 1512 ARCHER CLAREMORE OK 74017-0000 Parcel Location Situs 01512 ARCHER DR Subdivision Lot/Block / Parcel Size 2.5 - Acres Sec/Twn/Rng 8 / 21 / 16 / 3 Neighborhood 2116 - UNPLATTED School District S001 - CLAREMORE SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.30820911 -95.62903674 W 3 AC E2 SE SW SW SEC 8, LESS N 135' THEREOF & LESS TR BEG: SE/C E2 SE SW SW; W 90' N 150' E 90' S 150' TO POB																																																																																																																									
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Lot Data		Square-Foot - NBHD 2116 #1	
Lot Size			
Lot Count			
Units Buildable			
Non-Ag Acres	2.3577		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	102,702.00 x .59 = 60,616		
Factor Value			
Adjustments	1.0000		
Lot Value	60,616		



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Residential Data	
Type	1 Single Family Residence
Condition	4 - Good
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,377 / 1,377
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,377
Fixture/RghIn	7 /
Bed/F/H Bath	3 / 1.5 /
Basement Area	
Garage Type	380 Attached Garage - Unfinished
Remodel	KRM -
Year/Eff Age	1967 / 31

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	151,898	110.31	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	NewTest
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025	
Base Cost	113.94	Total Misc Impr	+	4,870	
Roofing Adj	+ 4.98	Garage Cost	+	13,068	
Subfloor Adj	+ -2.40	Total RCN	=	205,954	
Heat/Cool Adj	+ 12.64	Depreciation (39%)	-	80,322	
Plumbing Adj	+ 7.38	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	125,632	
Adj Base Cost	= 136.54	Lot Value	+	60,616	
Total Area	x 1,377	Indicated Value	=	186,248	
Adjusted Cost	= 188,016	Value Per SqFt		135.26	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	125,632		
Lot Value	60,616		
Indicated Value	186,248	135.26	Per SqFt
Agland Value			
Site Improvements	1,415		
Total Value	187,663	136.28	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	18849	9x7		63	26.73		1,684
PRCH	SLAB PORCH - COVERED	143714	12x10		120	26.55		3,186



Rogers

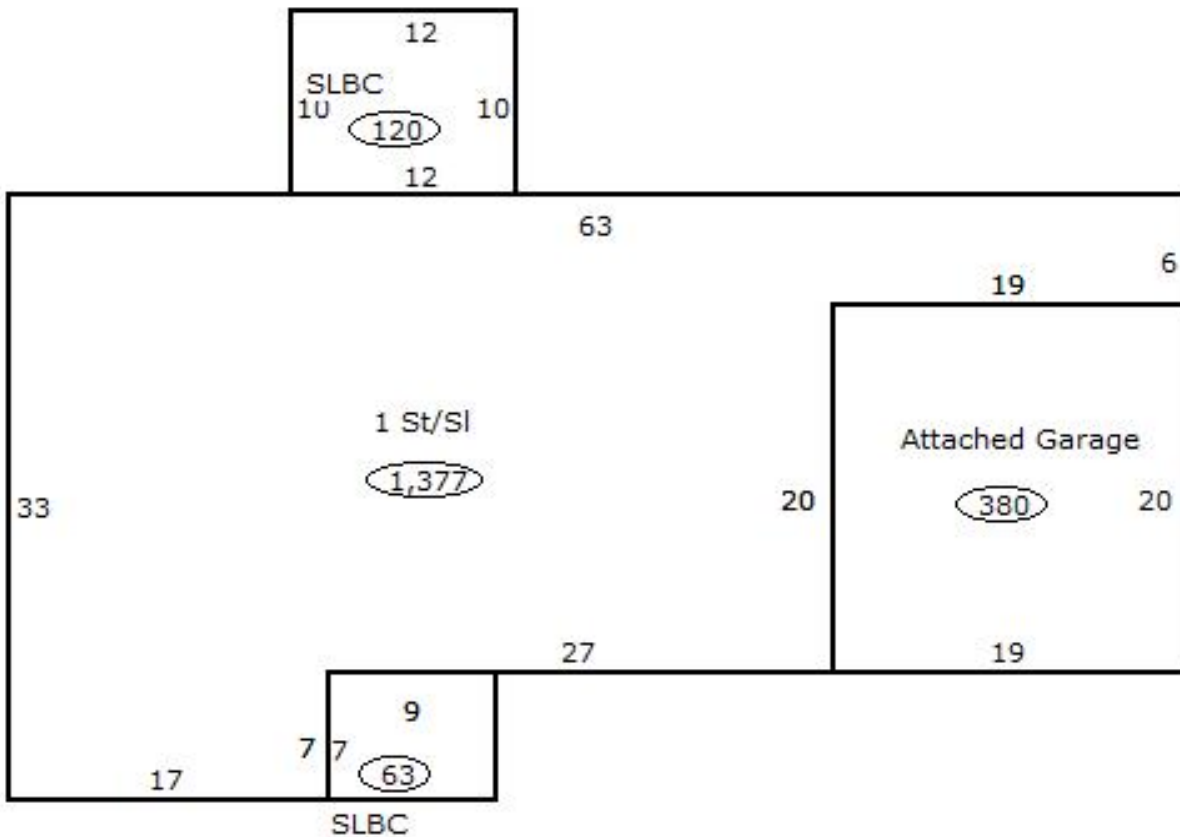
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Sketch Image

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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	1,377	1.000	1,377
2	G	1		13	Attached Garage	380	1.000	380
3	M	PRCH		13	SLBC	63	1.000	63
4	M	PRCH		13	SLBC	120	1.000	120
Total Building Area						1,377		1,377



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BARN	BARN	0x0x0			540
	Qual 3	Cond 3	Year	Eff Age		
Valuation Summary		Modifier Total	RCN	Depr (75% Phys/ % Func)	RCNLD	
Base Cost (10.48 x 540)		5,659		5,659	4,244	1,415