



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
 Time 01:56:28  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660008587 <b>Parcel ID</b> 000000-00-0-10010-008-0005 <b>Cadastral ID</b> 09-21-16-00390 <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> 347414 TULE RIVER HOMEBUYER EARNED EQUITY AGENCY  1008 N CHEROKEE AVE CLAREMORE OK 74017-0000  <b>Parcel Location</b> <b>Situs</b> 01008 N CHEROKEE AVE <b>Subdivision</b> CLAREMORE O T <b>Lot/Block</b> 0005 / 0008 <b>Parcel Size</b> .5 - Lots <b>Sec/Twn/Rng</b> 9 / 21 / 16 / 5 <b>Neighborhood</b> 1177 - R-V01-SW CLAREMORE <b>School District</b> S001 - CLAREMORE SCHOOLS					<p>\\tsclient\T\TOMMY DUNLAP\New folder (513)\IMG_0001.JPG 10/14/2025</p>																																																																																																																				
<b>Legal Description</b> Lat/Long: 36.32016834 -95.60792410 S 48' LOT 5 & N 2' LOT 4 BLOCK 8 CLAREMORE O T																																																																																																																									
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Lot Data	Square-Foot - NBHD 1177 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> 7248 <b>Non-Ag Acres</b> 0.149 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> LAND QUALITY  <b>Method</b> Square-Foot <b>Base Lot Value</b> 6,489.00 x 3.75 = 24,318 <b>Factor Value</b> <b>Adjustments</b> 3.3027 <b>Lot Value</b> 80,316		 <p>\\tsclient\T\TOMMY DUNLAP\New folder (513)\IMG_0001.JPG 10/14/2025</p>

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	4 - Good
<b>Quality</b>	1.5 - Low
<b>Architecture</b>	R3 Res Nbhd 3
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	100% Frame, Siding, Vinyl
<b>Base/Total Area</b>	956 / 956
<b>Style</b>	100% One Story
<b>HVAC</b>	100% Wall Furnace
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	0
<b>Fixture/RghIn</b>	4 /
<b>Bed/F/H Bath</b>	2 / 1.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	190 Carport - Gable Roof 1 Stalls
<b>Remodel</b>	UPDATE -
<b>Year/Eff Age</b>	1940 / 17

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>	47,039	49.20	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>	143,520		Per SqFt

Cost Approach				Manual : 01/2025	
<b>Base Cost</b>	93.57	<b>Total Misc Impr</b>	+	4,254	
<b>Roofing Adj</b>	+ 4.37	<b>Garage Cost</b>	+	1,146	
<b>Subfloor Adj</b>	+ 2.67	<b>Total RCN</b>	=	107,090	
<b>Heat/Cool Adj</b>	+ 0.73	<b>Depreciation ( 23%)</b>	-	24,631	
<b>Plumbing Adj</b>	+ 5.03	<b>Lump Sums</b>	+	0	
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	=	82,459	
<b>Adj Base Cost</b>	= 106.37	<b>Lot Value</b>	+	80,316	
<b>Total Area</b>	x 956	<b>Indicated Value</b>	=	162,775	
<b>Adjusted Cost</b>	= 101,690	<b>Value Per SqFt</b>		170.27	

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	82,459		
<b>Lot Value</b>	80,316		
<b>Indicated Value</b>	162,775	170.27	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>	225		
<b>Total Value</b>	163,000	170.50	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	19947	19x8		152	20.12		3,058
PATO	Patio - Open	19948	14x9		126	9.49		1,196



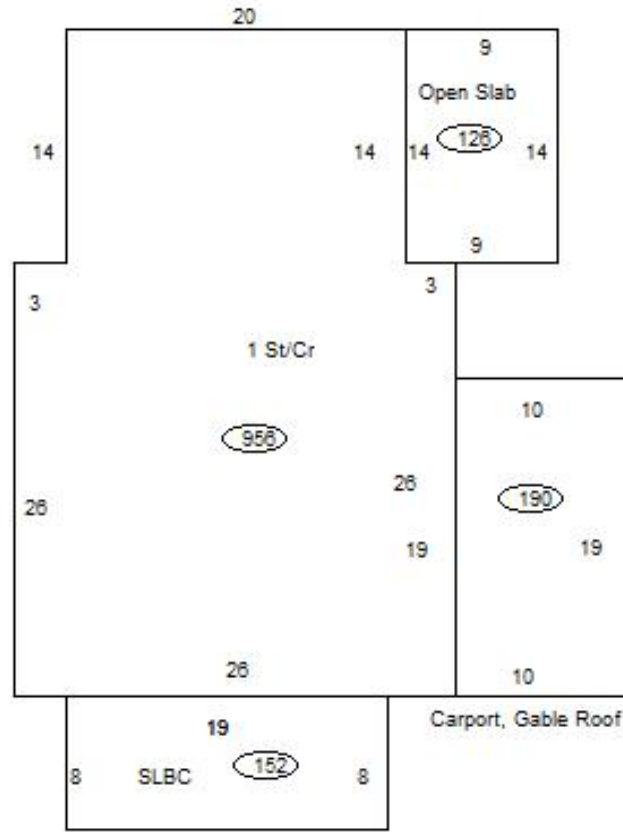
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Sketch Image

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**Sketch Vector Information**

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	956	1.000	956
2	G	3		13	Carport, Gable Roof	190	1.000	190
3	M	PRCH		13	SLBC	152	1.000	152
4	M	PATO		13	Open Slab	126	1.000	126
<b>Total Building Area</b>						956		956



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	20x12x8	Concrete	Composition Shingle	240
	Qual	2	Cond 3	Year 1955	Eff Age 53	
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (4.68 x 240)		1,123		1,123 898		225