



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 07:16:02  
Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660008808 <b>Parcel ID</b> 000000-00-0-10010-035-0001 <b>Cadastral ID</b> 09-21-16-02710 <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> 316298 TPXW HOLDINGS LLC SERIES G-717 N MUSKOGEE  PO BOX 141184 BROKEN ARROW OK 74014-0000  <b>Parcel Location</b> <b>Situs</b> 00717 N MUSKOGEE AVE <b>Subdivision</b> CLAREMORE O T <b>Lot/Block</b> 0001 / 0035 Parcel Size 1 - 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																																																																																																																									
<b>Legal Description</b> Lat/Long: 36.31746371 -95.60892303																																																																																																																									
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 Page 2

Lot Data		Square-Foot - NBHD 1177 #1	
Lot Size			
Lot Count			
Units Buildable	8609		
Non-Ag Acres	0.164		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		
Method	Square-Foot		
Base Lot Value	7,145.00 x 3.67 = 26,221		
Factor Value			
Adjustments			
Lot Value	26,221		



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-5-30\IMG\_004: 5/30/2023

Residential Data	
Type	1 Single Family Residence
Condition	2 - Fair
Quality	1.5 - Low
Architecture	R3 Res Nbhd 3
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	1,029 / 1,029
Style	100% One Story
HVAC	100% Forced Air Furnace
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	4 /
Bed/F/H Bath	3 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1950 / 76

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	40,711	39.56	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	92,340		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	88.71	Total Misc Impr	+	2,405			
Roofing Adj	+ 4.10	Garage Cost	+				
Subfloor Adj	+ 2.51	Total RCN	=	110,244			
Heat/Cool Adj	+ 4.80	Depreciation ( 80%)	-	88,195			
Plumbing Adj	+ 4.68	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	22,049			
Adj Base Cost	= 104.80	Lot Value	+	26,221			
Total Area	x 1,029	Indicated Value	=	48,270			
Adjusted Cost	= 107,839	Value Per SqFt		46.91			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	22,049		
Lot Value	26,221		
Indicated Value	48,270	46.91	Per SqFt
Agland Value			
Site Improvements	1,032		
Total Value	49,302	47.91	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	20540	17x7		119	20.21		2,405



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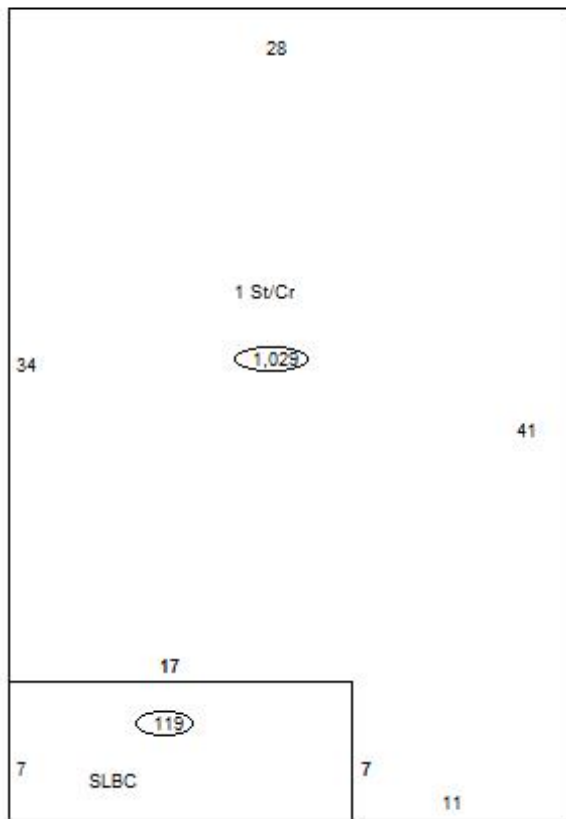
Date 04/18/2026

Time 07:16:03

Page 3

Sketch Image

660008808



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	1,029	1.000	1,029
2	M	PRCH		10	SLBC	119	1.000	119
<b>Total Building Area</b>						1,029		1,029



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 Page 4

660008808

### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	10x12x0			120
	Qual	2	Cond 3	Year	Eff Age	
	<b>Valuation Summary</b> Base Cost (4.68 x 120) 562		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
	CPDT	CARPORT - DETACHED	11x27x0			297
	Qual	3	Cond 3	Year	Eff Age 1520	
	<b>Valuation Summary</b> Base Cost (10.33 x 297) 3,068		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (70% Phys/ % Func)</b>	<b>RCNLD</b>