



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 06:53:16
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Assessment Data					Primary Image																																																																																																																				
Account 660009008 Parcel ID 000000-00-0-10010-065-0002 Cadastral ID 09-21-16-04750 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 344701 LINDSAY, CHRISTOPHER 237 E 2ND ST NEW YORK NY 10009-0000 Parcel Location Situs 00417 N MUSKOGEE AVE Subdivision CLAREMORE O T Lot/Block 0002 / 0065 Parcel Size 1 - Lots Sec/Twn/Rng 9 / 21 / 16 / 5 Neighborhood 1177 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.31462871 -95.61095426 S 25' LOT 1 & N 50' LOT 2 BLOCK 65 CLAREMORE O T																																																																																																																									
Exemptions <table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption						Building Permits <table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																																																	
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Lot Data		Square-Foot - NBHD 1177 #1	
Lot Size			
Lot Count			
Units Buildable	12093		
Non-Ag Acres	0.2474		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		
Method	Square-Foot		
Base Lot Value	10,777.00 x 3.25 = 35,052		
Factor Value			
Adjustments	2.8425		
Lot Value	99,637		



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Residential Data	
Type	5 Duplex
Condition	3.5 - Average
Quality	2 - Fair
Architecture	R3 Res Nbhd 3
Style	100% One Story
Exterior Wall	80% Frame, Stucco 20% Veneer, Stone
Base/Total Area	1,176 / 1,176
Style	100% One Story
HVAC	100% Floor Furnace
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	2 / 2.0 /
Basement Area	
Garage Type	
Remodel	RMA -
Year/Eff Age	1950 / 30

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	59,518	50.61	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	1		
Indicated Value	85,570		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	116.10	Total Misc Impr	+ 4,388				
Roofing Adj	+ 4.01	Garage Cost	+ 0				
Subfloor Adj	+ 0.83	Total RCN	= 158,420				
Heat/Cool Adj	+ 1.73	Depreciation (46%)	- 72,873				
Plumbing Adj	+ 8.31	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 85,547				
Adj Base Cost	= 130.98	Lot Value	+ 99,637				
Total Area	x 1,176	Indicated Value	= 185,184				
Adjusted Cost	= 154,032	Value Per SqFt	157.47				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	85,547		
Lot Value	99,637		
Indicated Value	185,184	157.47	Per SqFt
Agland Value			
Site Improvements			
Total Value	185,184	157.47	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	20956	26x7		182	24.11		4,388



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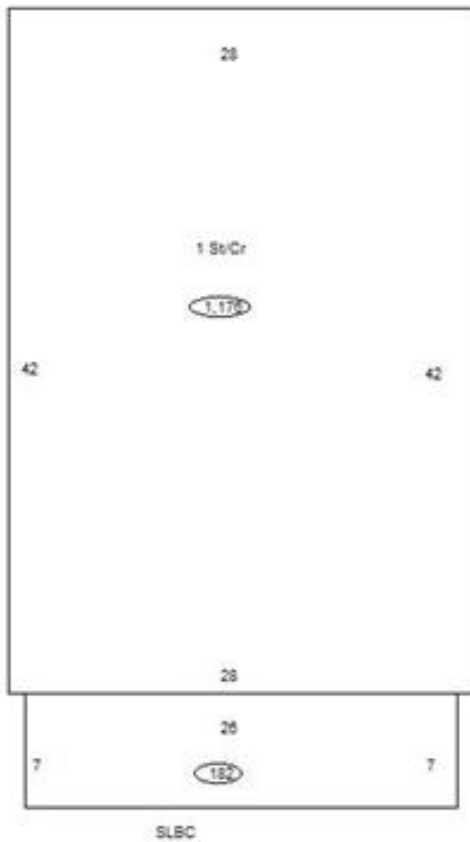
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	1,176	1.000	1,176
2	M	PRCH		10	SLBC	182	1.000	182
Total Building Area						1,176		1,176



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	0x0x0			
	Qual	2	Cond	Year	2019	Eff Age
Valuation Summary			Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
		Base Cost (4.68 x)				