



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 08:05:49
 Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660009214 Parcel ID 000000-00-0-10010-094-0006 Cadastral ID 09-21-16-06840 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 334738 WORKMAN, CATHERINE BLAIR & ETHAN ZACHARY 204 E 4TH ST CLAREMORE OK 74017-0000 Parcel Location Situs 00204 E 4TH ST N Subdivision CLAREMORE O T Lot/Block 0006 / 0094 Parcel Size 1 - Lots Sec/Twn/Rng 9 / 21 / 16 / 5 Neighborhood 1177 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS					<p style="text-align: right; color: orange;">06/01/2023 12:36</p> <p>\\tsclient\T\TOMMY DUNLAP\New folder (205)\IMG_0025.JPG 6/2/2023</p>																																																																																																																				
Legal Description Lat/Long: 36.31074717 -95.60790077 W 10' LOT 5 & E 50' LOT 6 BLOCK 94 CLAREMORE O T																																																																																																																									
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Lot Data		Square-Foot - NBHD 1177 #1	
Lot Size			
Lot Count			
Units Buildable	10342		
Non-Ag Acres	0.1878		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		
Method	Square-Foot		
Base Lot Value	8,179.00 x 3.57 = 29,219		
Factor Value			
Adjustments	1.9500		
Lot Value	56,977		



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Residential Data	
Type	1 Single Family Residence
Condition	3.5 - Average
Quality	2.5 - Fair
Architecture	R3 Res Nbhd 3
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	874 / 1,778
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	10 /
Bed/F/H Bath	3 / 2.0 / 1.0
Basement Area	
Garage Type	550 Attached Garage - Finished
Remodel	RMA -
Year/Eff Age	1950 / 31

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adjusted R	0.8445
Indicated Value	160,030 90.01 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	232,270 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	127,498
Lot Value	56,977
Indicated Value	184,475 103.75 Per SqFt
Agland Value	
Site Improvements	
Total Value	184,475 103.75 Total Value Per SqFt

Cost Approach Manual : 01/2025

Base Cost	82.52	Total Misc Impr	+ 1,731
Roofing Adj	+ 2.50	Garage Cost	+ 18,535
Subfloor Adj	+ 0.66	Total RCN	= 205,854
Heat/Cool Adj	+ 11.47	Depreciation (41%)	- 84,400
Plumbing Adj	+ 7.23	Lump Sums	+ 6,044
Basement Adj	+ 0.00	RCNLD	= 127,498
Adj Base Cost	= 104.38	Lot Value	+ 56,977
Total Area	x 1,778	Indicated Value	= 184,475
Adjusted Cost	= 185,588	Value Per SqFt	103.75

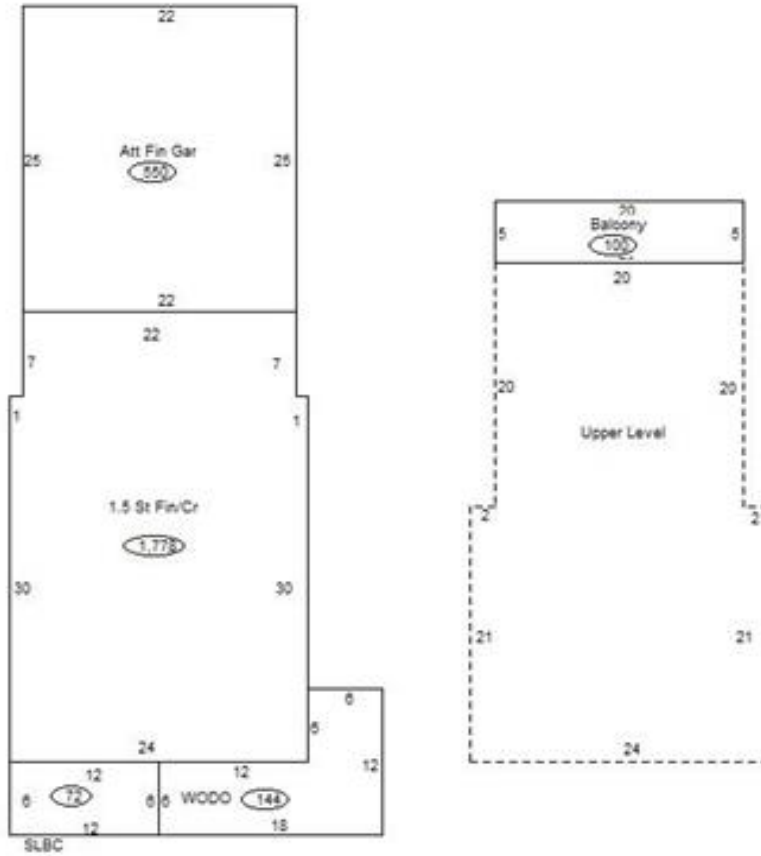
Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	21468	72		72	24.04		1,731
WODO	Wood Deck - Open	151557	144		144	23.53		3,388
BALW	Balcony - Wood	151558	20x5		100	26.56		2,656



Sketch Image

660009214



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Crawl	13	1.5 St Fin/Cr	874	2.034	1,778
2	M	PRCH		13	SLBC	72	1.000	72
3	U	^UL	Overhang	13	Upper Level	904	1.000	904
4	G	5		13	Att Fin Gar	550	1.000	550
5	M	WODO		13	WODO	144	1.000	144
6	M	BALW		13	Balcony	100	1.000	100
Total Building Area						874		1,778



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Outbuildings/Site Improvements

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