



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 08:08:19
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Assessment Data					Primary Image																																																																																																																				
Account 660009257 Parcel ID 000000-00-0-10010-098-0002 Cadastral ID 09-21-16-07270 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 319474 MOLL, DAVID G JR 735 S. MARYLAND AVE. CLAREMORE OK 74017-0000 Parcel Location Situs 00507 E 4TH ST N Subdivision CLAREMORE O T Lot/Block 0002 / 0098 Parcel Size .5 - Lots Sec/Twn/Rng 9 / 21 / 16 / 5 Neighborhood 1177 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS					<p>\\tsclient\T\TOMMY DUNLAP\New folder (207)\IMG_0053.JPG 6/5/2023</p>																																																																																																																				
Legal Description Lat/Long: 36.30839785 -95.60355540 BEG: 30' E NW/C LOT 2 THE E ALG N/L 23.1' TO NE/C OF SD LOT; 65.5' TO A PT N 84' TO POB BLOCK 98 CLAREMORE O T																																																																																																																									
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Lot Data		Square-Foot - NBHD 1177 #1	
Lot Size			
Lot Count			
Units Buildable	3891		
Non-Ag Acres	0.0417		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		
Method	Square-Foot		
Base Lot Value	1,817.00 x 4.00 = 7,268		
Factor Value			
Adjustments			
Lot Value	7,268		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	1.5 - Low
Architecture	R3 Res Nbhd 3
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	800 / 800
Style	100% One Story
HVAC	100% Floor Furnace
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	4 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	280 Carport - Gable Roof 1 Stalls
Remodel	
Year/Eff Age	1950 / 57

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	1 Test
Adjusted R	0.8445
Indicated Value	56,273 70.34 Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	109,980 Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	96.44	Total Misc Impr	+ 2,602
Roofing Adj	+ 4.44	Garage Cost	+ 1,688
Subfloor Adj	+ 2.65	Total RCN	= 93,202
Heat/Cool Adj	+ 1.59	Depreciation (65%)	- 60,581
Plumbing Adj	+ 6.02	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 32,621
Adj Base Cost	= 111.14	Lot Value	+ 7,268
Total Area	x 800	Indicated Value	= 39,889
Adjusted Cost	= 88,912	Value Per SqFt	49.86

Value Reconciliation	
Selected Approach	Cost Approach
Improvements	32,621
Lot Value	7,268
Indicated Value	39,889 49.86 Per SqFt
Agland Value	
Site Improvements	
Total Value	39,889 49.86 Total Value Per SqFt

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
PRCH	SLAB PORCH - COVERED	21596	8x4		32	20.46	655
PRCH	SLAB PORCH - COVERED	144636	12x8		96	20.28	1,947



Rogers

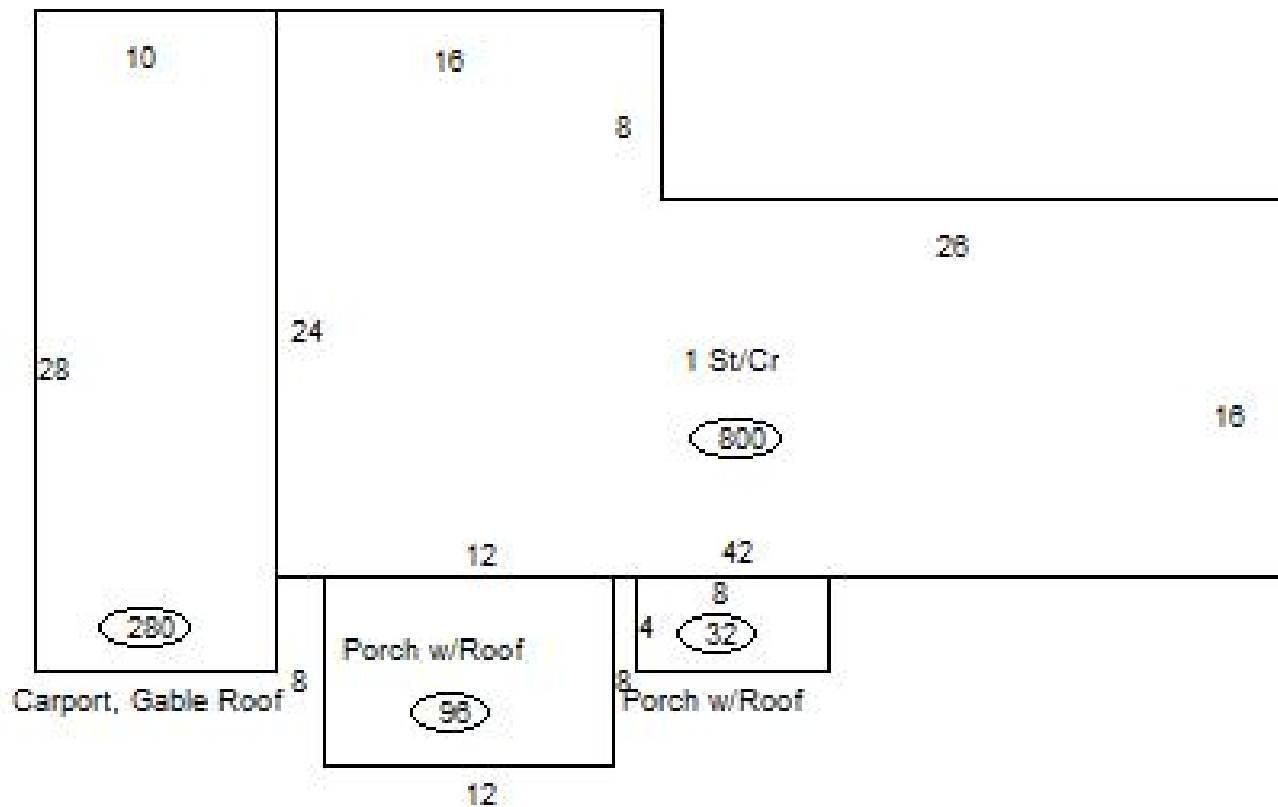
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	800	1.000	800
2	G	3		13	Carport, Gable Roof	280	1.000	280
3	M	PRCH		13	SLBC	32	1.000	32
4	M	PRCH		13	SLBC	96	1.000	96
Total Building Area						800		800



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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)						