



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
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Assessment Data					Primary Image																																																																																																																				
Account 660010516 Parcel ID 000000-00-0-10295-004-0002 Cadastral ID 10-21-16-00640 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 322761 KELLEY, LINDA J 1028 N DOUGLAS DR CLAREMORE OK 74017-0000 Parcel Location Situs 01028 N DOUGLAS DR Subdivision OAKWOOD II Lot/Block 0002 / 0004 Parcel Size 1 - Lots Sec/Twn/Rng 10 / 21 / 16 / 5 Neighborhood 1182 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS																																																																																																																									
Legal Description Lot/Long: 36.31633858 -95.59045088																																																																																																																									
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Lot Data	Square-Foot - NBHD 1182 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	0.3092	
Topography		
Street Access		
Utilities		
Amenities	0	
	0	
Method	Square-Foot	
Base Lot Value	13,467.00 x 5.00 = 67,335	
Factor Value		
Adjustments	1.0000	
Lot Value	67,335	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	R3 Res Nbhd 3
Style	100% 1 1/2 Story Finished
Exterior Wall	40% Veneer, Masonry 60% Frame, Siding, Wood
Base/Total Area	1,151 / 1,951
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,151
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.5 /
Basement Area	
Garage Type	593 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1979 / 35

Cost Approach		Manual : 01/2025	
Base Cost	93.88	Total Misc Impr	+ 10,929
Roofing Adj	+ 3.14	Garage Cost	+ 18,175
Subfloor Adj	+ -1.47	Total RCN	= 259,712
Heat/Cool Adj	+ 12.64	Depreciation (43%)	- 111,676
Plumbing Adj	+ 10.01	Lump Sums	+ 9,966
Basement Adj	+ 0.00	RCNLD	= 158,002
Adj Base Cost	= 118.20	Lot Value	+ 67,335
Total Area	x 1,951	Indicated Value	= 225,337
Adjusted Cost	= 230,608	Value Per SqFt	115.50



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-6-21\IMG_003I 6/21/2023

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	222,405	114.00	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	218,400 Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	158,002		
Lot Value	67,335		
Indicated Value	225,337	115.50	Per SqFt
Agland Value			
Site Improvements			
Total Value	225,337	115.50	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,615.40		5,615
PATO	SLAB PORCH - OPEN	24622	26x12		312	8.84		2,758
BALW	BALCONY - WOOD	24623	26x12		312	28.08		8,761
PRCH	SLAB PORCH - COVERED	24624		96	96	26.63		2,556
WODO	WOOD DECK - OPEN	143479	8x5		40	30.13		1,205



Rogers

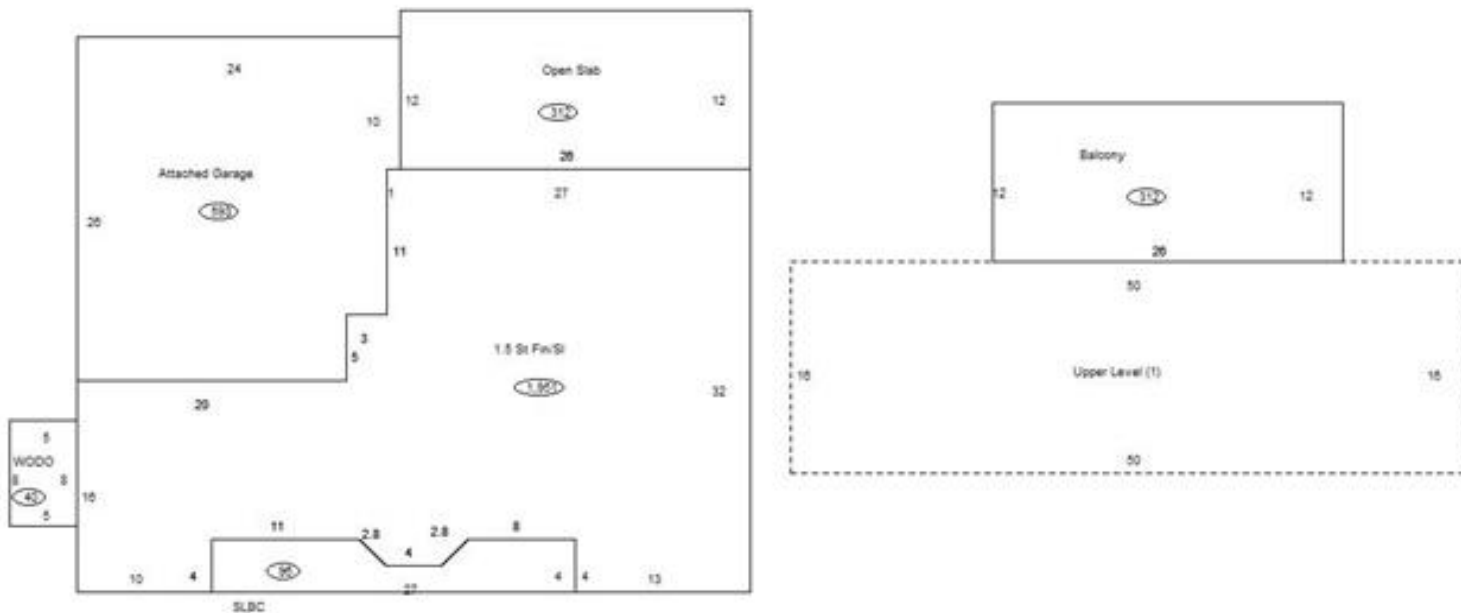
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	10	1.5 St Fin/SI	1,151	1.695	1,951
2	G	1		10	Attached Garage	593	1.000	593
3	M	PATO		10	Open Slab	312	1.000	312
4	M	BALW		10	Balcony	312	1.000	312
5	M	PRCH		10	SLBC	96	1.000	96
6	U	^UL		10	Upper Level (1)	800	1.000	800
7	M	WODO		10	WODO	40	1.000	40
Total Building Area						1,151		1,951



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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)						