



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
Time 23:31:23  
Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660010521 <b>Parcel ID</b> 000000-00-0-10295-004-0007 <b>Cadastral ID</b> 10-21-16-00690 <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> 318857 MATTHEWS, LYLE DEFFEBACH & LESLIE A  1018 N DOUGLAS DR CLAREMORE OK 74017-0000  <b>Parcel Location</b> <b>Situs</b> 01018 N DOUGLAS DR <b>Subdivision</b> OAKWOOD II <b>Lot/Block</b> 0007 / 0004 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 10 / 21 / 16 / 5 <b>Neighborhood</b> 1182 - R-V01-SW CLAREMORE <b>School District</b> S001 - CLAREMORE SCHOOLS																																																																																																																									
<b>Legal Description</b> Lot/Long: 36.31492899 -95.59039686										\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-6-21\IMG_004' 6/21/2023																																																																																																															
<b>Legal Description</b> LOT 7 BLOCK 4 OAKWOOD II					<b>Building Permits</b> <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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Date 04/16/2026  
Time 23:31:24  
Page 2

Lot Data	Square-Foot - NBHD 1182 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	0.3238	
Topography		
Street Access		
Utilities		
Amenities	0	
	0	
Method	Square-Foot	
Base Lot Value	14,098.00 x 5.00 = 70,490	
Factor Value		
Adjustments	1.0000	
Lot Value	70,490	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	R3 Res Nbhd 3
Style	100% One Story
Exterior Wall	90% Veneer, Masonry 10% Frame, Siding, Wood
Base/Total Area	1,872 / 1,872
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,872
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	474 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1985 / 31

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	211,783	113.13	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	201,910		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	108.17	Total Misc Impr	+	8,611			
Roofing Adj	+ 4.77	Garage Cost	+	15,287			
Subfloor Adj	+ -2.26	Total RCN	=	270,272			
Heat/Cool Adj	+ 12.64	Depreciation ( 39%)	-	105,406			
Plumbing Adj	+ 8.29	Lump Sums	+	4,291			
Basement Adj	+ 0.00	RCNLD	=	169,157			
Adj Base Cost	= 131.61	Lot Value	+	70,490			
Total Area	x 1,872	Indicated Value	=	239,647			
Adjusted Cost	= 246,374	Value Per SqFt		128.02			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	169,157		
Lot Value	70,490		
Indicated Value	239,647	128.02	Per SqFt
Agland Value			
Site Improvements			
Total Value	239,647	128.02	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
PRCH	SLAB PORCH - COVERED	24648	7x6		42	26.80		1,126
PRCH	SLAB PORCH - COVERED	24649	14x5		70	26.71		1,870
WODO	WOOD DECK - OPEN	24650	506		506	16.96	50%	4,291
SHLT	STORM SHELTER							



# Rogers

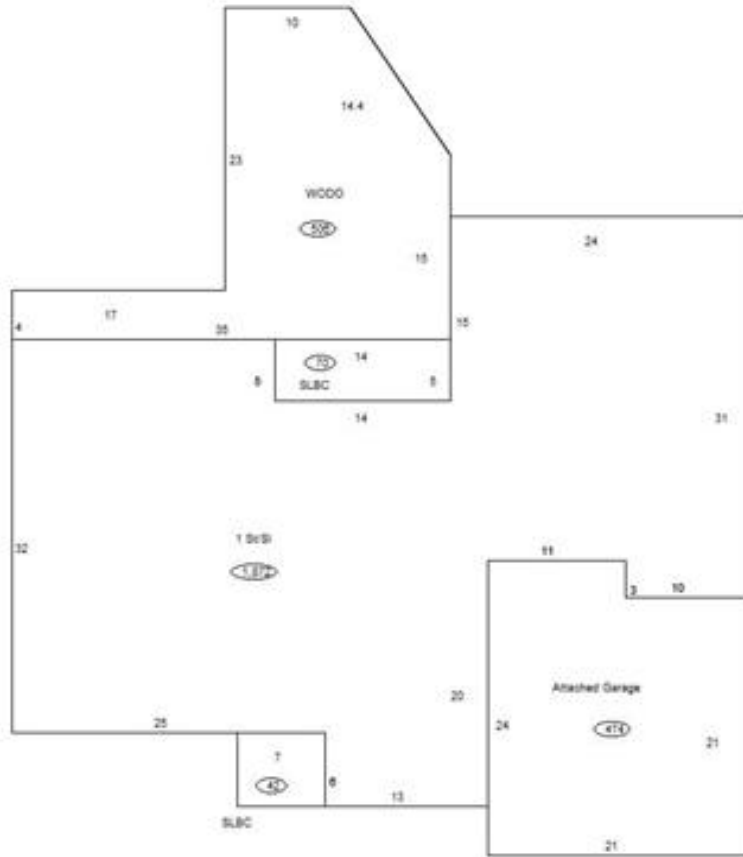
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Date 04/16/2026  
 Time 23:31:24  
 Page 3

Sketch Image

660010521



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,872	1.000	1,872
2	G	1		10	Attached Garage	474	1.000	474
3	M	PRCH		10	SLBC	42	1.000	42
4	M	PRCH		10	SLBC	70	1.000	70
5	M	WODO		10	WODO	506	1.000	506
<b>Total Building Area</b>						<b>1,872</b>		<b>1,872</b>



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Time 23:31:24  
Page 4

660010521

### Outbuildings/Site Improvements

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