



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 07:25:18
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660010607 Parcel ID 000000-00-0-10340-001-0018 Cadastral ID 10-21-16-01550 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 313367 COE FAMILY LLC C/O CHRISTY ARMBRISTER 23132 S 4120 RD CLAREMORE OK 74019-0000																																																																																																																									
Parcel Location Situs 01204 N OKLAHOMA PL Subdivision PARKLAND II Lot/Block 0018 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 10 / 21 / 16 / 5 Neighborhood 1182 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.31853541 -95.59370088 LOT 18 BLOCK 1 PARKLAND ESTATES II					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 1182 #1	Primary Image
Lot Size Lot Count 1 Units Buildable 1 Non-Ag Acres 0.3098 Topography Street Access Utilities Amenities 0 Method Square-Foot Base Lot Value 13,497.00 x 5.00 = 67,485 Factor Value Adjustments 1.0000 Lot Value 67,485		<p>\\tsclient\A\TOMMY DUNLAP\New folder (220)\IMG_0054.JPG 6/21/2023</p>

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	R3 Res Nbhd 3
Style	100% One Story
Exterior Wall	50% Veneer, Masonry 50% Frame, Siding, Wood
Base/Total Area	1,549 / 1,549
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,549
Fixture/RghIn	11 /
Bed/F/H Bath	2 / 2.0 /
Basement Area	
Garage Type	520 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1981 / 34

Cost Approach		Manual : 01/2025	
Base Cost	99.37	Total Misc Impr	+ 3,702
Roofing Adj	+ 4.38	Garage Cost	+ 14,160
Subfloor Adj	+ -1.15	Total RCN	= 208,637
Heat/Cool Adj	+ 11.47	Depreciation (44%)	- 91,800
Plumbing Adj	+ 9.09	Lump Sums	+ 2,323
Basement Adj	+ 0.00	RCNLD	= 119,160
Adj Base Cost	= 123.16	Lot Value	+ 67,485
Total Area	x 1,549	Indicated Value	= 186,645
Adjusted Cost	= 190,775	Value Per SqFt	120.49

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	169,182	109.22	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	181,190 Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	119,160		
Lot Value	67,485		
Indicated Value	186,645	120.49	Per SqFt
Agland Value			
Site Improvements			
Total Value	186,645	120.49	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	25010	26x6		156	23.73		3,702
WODO	WOOD DECK - OPEN	25011	16x11		176	22.00	40%	2,323



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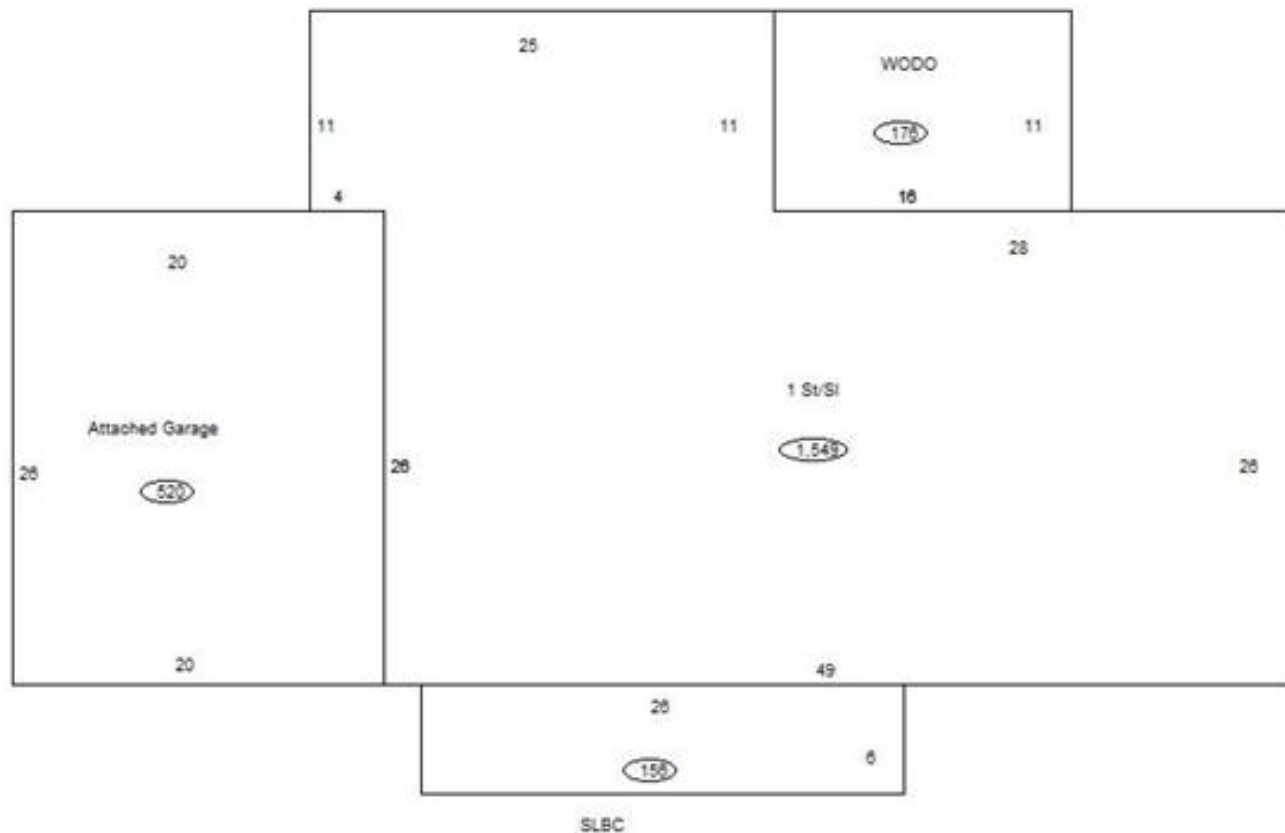
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Sketch Image

660010607



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/Sl	1,549	1.000	1,549
2	G	1		10	Attached Garage	520	1.000	520
3	M	PRCH		10	SLBC	156	1.000	156
4	M	WODO		10	WODO	176	1.000	176
Total Building Area						1,549		1,549