



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 660010799 Parcel ID 000000-00-0-10425-004-0007 Cadastral ID 10-21-16-06660 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 345280 KELLER, JOSEPH 1215 N OKLAHOMA AVE CLAREMORE OK 74017-0000 Parcel Location Situs 01215 N OKLAHOMA AVE Subdivision STARR HEIGHTS Lot/Block 0007 / 0004 Parcel Size 1.5 - Lots Sec/Twn/Rng 10 / 21 / 16 / 5 Neighborhood 1162 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.31963312 -95.59598636																																																																																																																									
S 62' LOTS 6 & 7 & S 62' E 30' LOT 8 BLOCK 4 STARR HEIGHTS					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 1162 #1	
Lot Size			
Lot Count	1		
Units Buildable	1		
Non-Ag Acres	0.1809		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	7,880.00 x 5.45 = 42,946		
Factor Value			
Adjustments	2.8231		
Lot Value	121,240		



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-6-26\IMG_004: 6/27/2023

Residential Data	
Type	1 Single Family Residence
Condition	3.5 - Average
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Frame, Siding, Metal
Base/Total Area	1,040 / 1,040
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	476 Attached Garage - Unfinished 2 Stalls
Remodel	RMA -
Year/Eff Age	1958 / 29

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	101,457 97.55 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	140,040 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	74,330
Lot Value	121,240
Indicated Value	195,570 188.05 Per SqFt
Agland Value	
Site Improvements	
Total Value	195,570 188.05 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	93.26	Total Misc Impr	+ 1,015
Roofing Adj	+ 4.19	Garage Cost	+ 11,224
Subfloor Adj	+ 2.43	Total RCN	= 122,843
Heat/Cool Adj	+ 1.65	Depreciation (41%)	- 50,366
Plumbing Adj	+ 4.82	Lump Sums	+ 1,853
Basement Adj	+ 0.00	RCNLD	= 74,330
Adj Base Cost	= 106.35	Lot Value	+ 121,240
Total Area	x 1,040	Indicated Value	= 195,570
Adjusted Cost	= 110,604	Value Per SqFt	188.05

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WODO	WOOD DECK - OPEN	25790	14x8		112	23.63	30%	1,853
PRCH	SLAB PORCH - COVERED	25791	12x4		48	21.14		1,015



Rogers

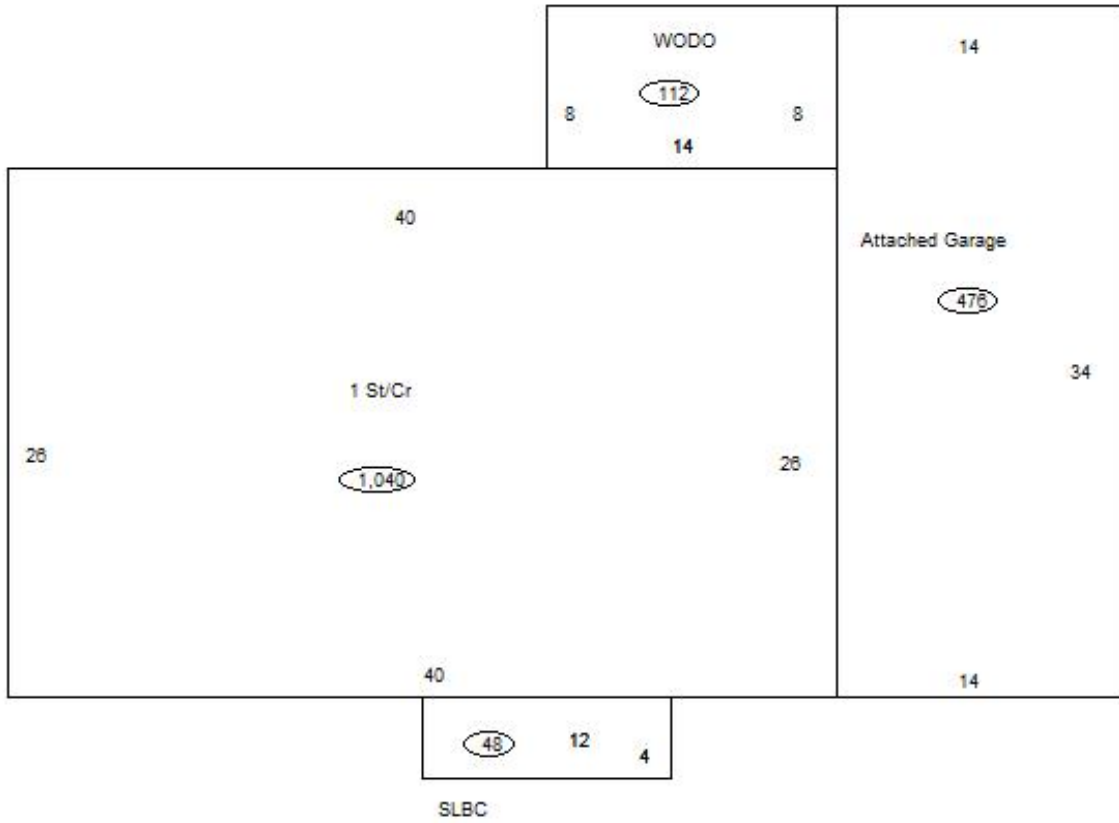
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	1,040	1.000	1,040
2	G	1		10	Attached Garage	476	1.000	476
3	M	WODO		10	WODO	112	1.000	112
4	M	PRCH		10	SLBC	48	1.000	48
Total Building Area						1,040		1,040



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF STG FAIR		0x0x0			
	Qual 2	Cond	Year 2019	Eff Age		
Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD	
Base Cost (4.68 x)						