



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660010804 <b>Parcel ID</b> 000000-00-0-10210-001-0002 <b>Cadastral ID</b> 10-21-16-06720 <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> 320913 WARDEN, HARRY & SHARON  25725 S RIVERBIRCH RD CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 00942 E 13TH ST N <b>Subdivision</b> JEAN ANN <b>Lot/Block</b> 0002 / 0001 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 10 / 21 / 16 / 5 <b>Neighborhood</b> 1162 - R-V01-SW CLAREMORE <b>School District</b> S001 - CLAREMORE SCHOOLS																																																																																																																									
<b>Legal Description</b> Lot/Long: 36.31795390 -95.59277432																																																																																																																									
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Lot Data	Square-Foot - NBHD 1162 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	0.2896	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY 0	
	0	
Method	Square-Foot	
Base Lot Value	12,615.00 x 5.45 = 68,752	
Factor Value		
Adjustments	1.0000	
Lot Value	68,752	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	25% Veneer, Masonry 75% Frame, Siding, Wood
Base/Total Area	816 / 816
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	816
Fixture/RghIn	4 /
Bed/F/H Bath	3 / 1.0 /
Basement Area	
Garage Type	456 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1970 / 42



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-6-26\IMG\_004' 6/27/2023

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	98,501	120.71	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	117,060		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	102.83	Total Misc Impr	+	2,336			
Roofing Adj	+ 4.51	Garage Cost	+	10,889			
Subfloor Adj	+ 0.00	Total RCN	=	114,238			
Heat/Cool Adj	+ 10.30	Depreciation ( 52%)	-	59,404			
Plumbing Adj	+ 6.15	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	54,834			
Adj Base Cost	= 123.79	Lot Value	+	68,752			
Total Area	x 816	Indicated Value	=	123,586			
Adjusted Cost	= 101,013	Value Per SqFt		151.45			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	54,834		
Lot Value	68,752		
Indicated Value	123,586	151.45	Per SqFt
Agland Value			
Site Improvements			
Total Value	123,586	151.45	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	25803	12x6		72	21.07		1,517
PATO	SLAB PORCH - OPEN	143638	10x8		80	10.24		819



# Rogers

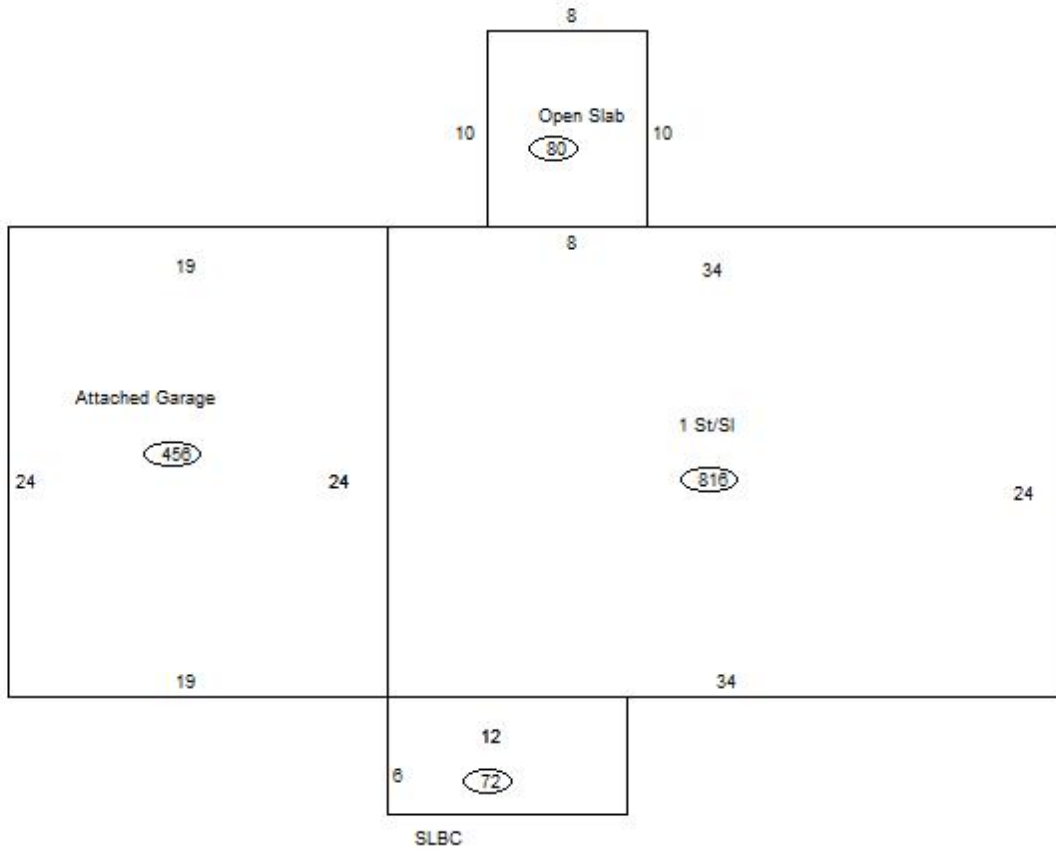
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### Sketch Image

660010804



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	816	1.000	816
2	G	1		10	Attached Garage	456	1.000	456
3	M	PRCH		10	SLBC	72	1.000	72
4	M	PATO		10	Open Slab	80	1.000	80
<b>Total Building Area</b>						816		816