



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 22:36:15
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660010989 Parcel ID 000000-00-0-10305-002-0001 Cadastral ID 10-21-16-16440 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 285097 MCHUGH, PEGGY A 1011 N DOUGLAS DR CLAREMORE OK 74017-0000 Parcel Location Situs 01011 N DOUGLAS DR Subdivision OAKWOOD IV Lot/Block 0001 / 0002 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: 36.31404534 -95.59099482																																																																																																																									
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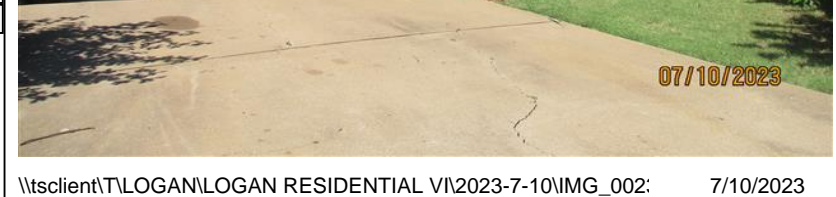
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Lot Data	Square-Foot - NBHD 1182 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	0.2079	
Topography		
Street Access		
Utilities		
Amenities	0	
	0	
Method	Square-Foot	
Base Lot Value	9,056.00 x 5.00 = 45,280	
Factor Value		
Adjustments	1.0000	
Lot Value	45,280	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	R3 Res Nbhd 3
Style	100% One Story
Exterior Wall	10% Veneer, Masonry 90% Frame, Siding, Vinyl
Base/Total Area	2,261 / 2,261
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,261
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 3.0 /
Basement Area	
Garage Type	448 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1986 / 30



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-7-10\IMG_002: 7/10/2023

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	239,107	105.75	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	226,460		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	96.79	Total Misc Impr	+	25,081			
Roofing Adj	+ 4.57	Garage Cost	+	14,685			
Subfloor Adj	+ -2.19	Total RCN	=	312,081			
Heat/Cool Adj	+ 12.64	Depreciation (37%)	-	115,470			
Plumbing Adj	+ 8.63	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	196,611			
Adj Base Cost	= 120.44	Lot Value	+	45,280			
Total Area	x 2,261	Indicated Value	=	241,891			
Adjusted Cost	= 272,315	Value Per SqFt		106.98			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	196,611		
Lot Value	45,280		
Indicated Value	241,891	106.98	Per SqFt
Agland Value			
Site Improvements			
Total Value	241,891	106.98	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	26386	17x7		119	26.55		3,159
EPSW	ENCLOSED PORCH - SOLID WALL	26387	14x12		168	69.42		11,663
PATO	SLAB PORCH - OPEN	26388	30x18		540	8.60		4,644



Rogers

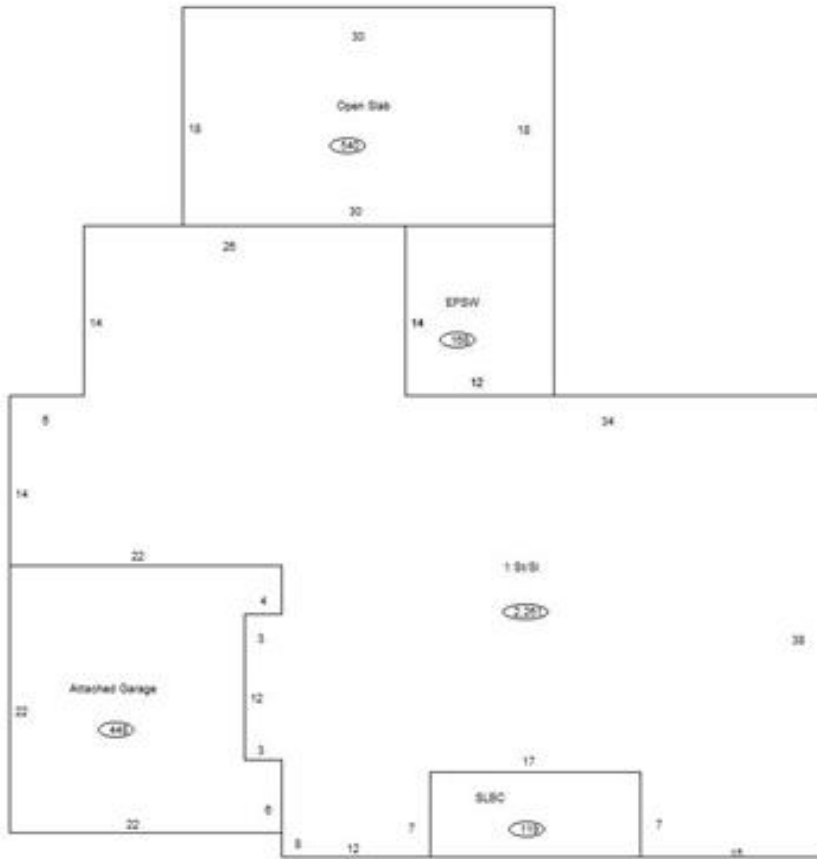
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Sketch Image

660010989



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	2,261	1.000	2,261
2	G	1		10	Attached Garage	448	1.000	448
3	M	PRCH		10	SLBC	119	1.000	119
4	M	EPSW		10	EPSW	168	1.000	168
5	M	PATO		10	Open Slab	540	1.000	540
Total Building Area						2,261		2,261