



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 660010990 Parcel ID 000000-00-0-10305-002-0002 Cadastral ID 10-21-16-16450 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 89454 COATS, IANTHIA DARLENE TRUST 1009 N DOUGLAS DR CLAREMORE OK 74017-0000 Parcel Location Situs 01009 N DOUGLAS DR Subdivision OAKWOOD IV Lot/Block 0002 / 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: 36.31394550 -95.59048072																																																																																																																									
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Lot Data	Square-Foot - NBHD 1182 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	0.2045	
Topography		
Street Access		
Utilities		
Amenities	0	
	0	
Method	Square-Foot	
Base Lot Value	8,909.00 x 5.00 = 44,545	
Factor Value		
Adjustments	1.0000	
Lot Value	44,545	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	R3 Res Nbhd 3
Style	100% One Story
Exterior Wall	80% Veneer, Masonry 20% Frame, Siding, Wood
Base/Total Area	1,425 / 1,425
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,425
Fixture/RghIn	11 /
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	424 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1992 / 26



\\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	181,777	127.56	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	174,990 Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	152,997		
Lot Value	44,545		
Indicated Value	197,542	138.63	Per SqFt
Agland Value			
Site Improvements			
Total Value	197,542	138.63	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	113.80	Total Misc Impr	+	11,384			
Roofing Adj	+ 5.05	Garage Cost	+	14,140			
Subfloor Adj	+ -2.40	Total RCN	=	224,996			
Heat/Cool Adj	+ 12.64	Depreciation (32%)	-	71,999			
Plumbing Adj	+ 10.89	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	152,997			
Adj Base Cost	= 139.98	Lot Value	+	44,545			
Total Area	x 1,425	Indicated Value	=	197,542			
Adjusted Cost	= 199,472	Value Per SqFt		138.63			

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	26391	25x4		100	26.62		2,662
PRCH	SLAB PORCH - COVERED	26392	12x8		96	26.63		2,556
PATO	SLAB PORCH - OPEN	143578	8x6		48	11.48		551



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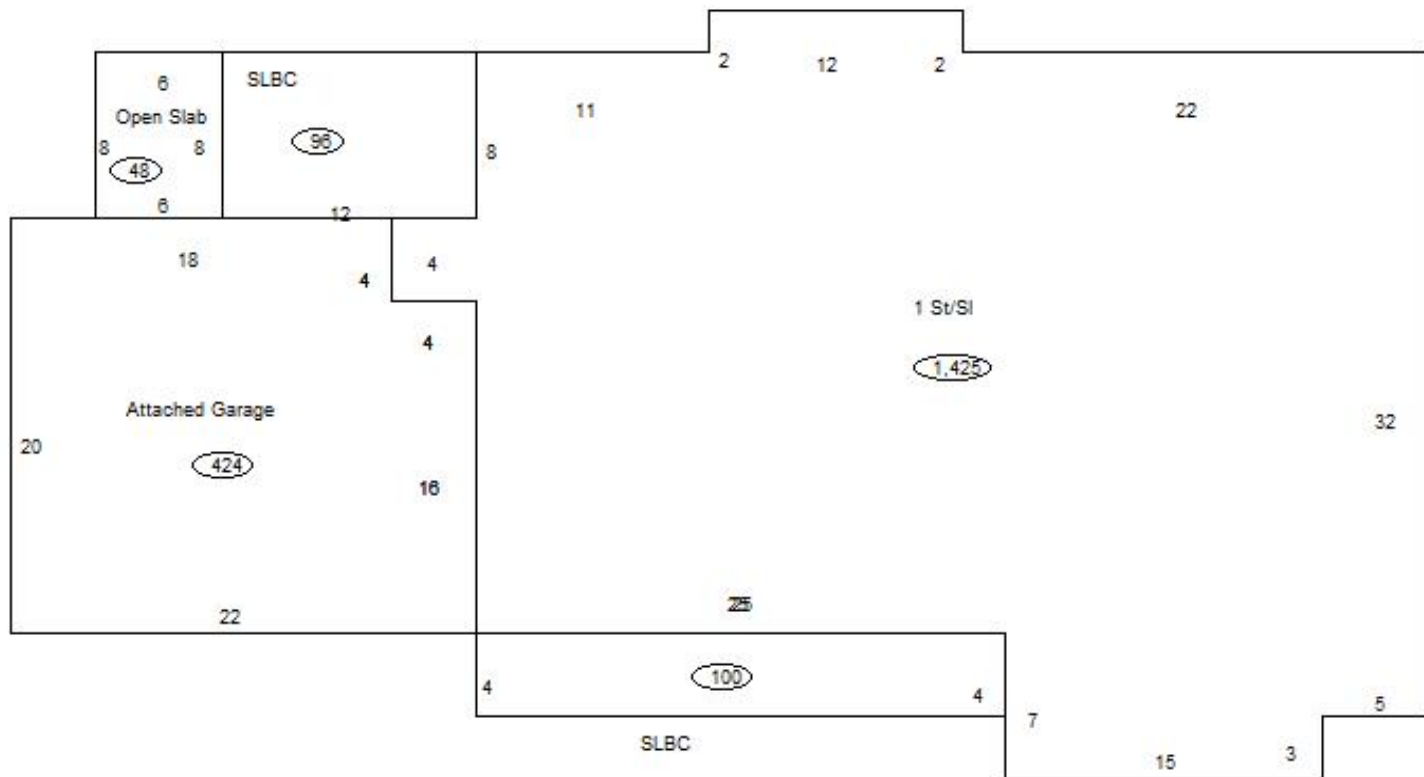
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,425	1.000	1,425
2	G	1		10	Attached Garage	424	1.000	424
3	M	PRCH		10	SLBC	100	1.000	100
4	M	PRCH		10	SLBC	96	1.000	96
5	M	PATO		10	Open Slab	48	1.000	48
Total Building Area						1,425		1,425



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Outbuildings/Site Improvements

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