



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
 Time 21:56:49  
 Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660010996 <b>Parcel ID</b> 000000-00-0-10305-002-0008 <b>Cadastral ID</b> 10-21-16-16510 <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> 324605 ARDEN, CHARLOTTE M  979 N DOUGLAS DR CLAREMORE OK 74017-0000  <b>Parcel Location</b> <b>Situs</b> 00979 N DOUGLAS DR <b>Subdivision</b> OAKWOOD IV <b>Lot/Block</b> 0008 / 0002 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 10 / 21 / 16 / 5 <b>Neighborhood</b> 1182 - R-V01-SW CLAREMORE <b>School District</b> S001 - CLAREMORE SCHOOLS																																																																																																																									
<b>Legal Description</b> Lot/Long: 36.31343721 -95.59032465																																																																																																																									
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Lot Data		Square-Foot - NBHD 1182 #1	
Lot Size			
Lot Count	1		
Units Buildable	1		
Non-Ag Acres	0.1974		
Topography			
Street Access			
Utilities			
Amenities		0	
		0	
Method	Square-Foot		
Base Lot Value	8,599.00 x 5.00 = 42,995		
Factor Value			
Adjustments	1.0000		
Lot Value	42,995		



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-7-10\IMG\_001 7/10/2023

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	R3 Res Nbhd 3
Style	100% One Story
Exterior Wall	80% Frame, Siding, Vinyl 20% Veneer, Masonry
Base/Total Area	1,314 / 1,314
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,314
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	422 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1992 / 26

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	141,183	107.45	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	159,990		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	92.57	Total Misc Impr	+ 1,015
Roofing Adj	+ 4.08	Garage Cost	+ 10,314
Subfloor Adj	+ 0.00	Total RCN	= 167,774
Heat/Cool Adj	+ 10.30	Depreciation ( 38%)	- 63,754
Plumbing Adj	+ 12.11	Lump Sums	+ 3,130
Basement Adj	+ 0.00	RCNLD	= 107,150
Adj Base Cost	= 119.06	Lot Value	+ 42,995
Total Area	x 1,314	Indicated Value	= 150,145
Adjusted Cost	= 156,445	Value Per SqFt	114.27

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	107,150		
Lot Value	42,995		
Indicated Value	150,145	114.27	Per SqFt
Agland Value			
Site Improvements			
Total Value	150,145	114.27	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	26419	12x4		48	21.14		1,015
WODO	WOOD DECK - OPEN	26420	14x10		140	22.36		3,130



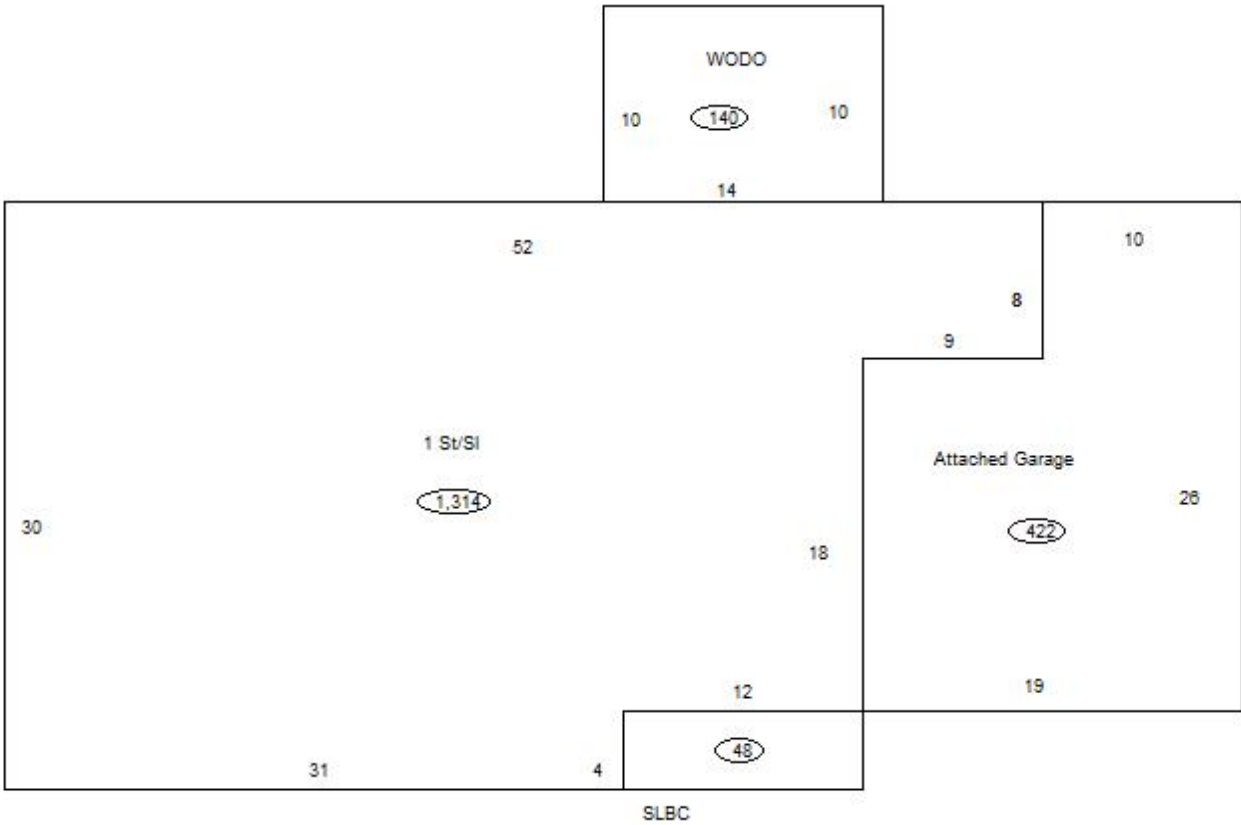
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Sketch Image

660010996



**Sketch Vector Information**

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,314	1.000	1,314
2	G	1		10	Attached Garage	422	1.000	422
3	M	PRCH		10	SLBC	48	1.000	48
4	M	WODO		10	WODO	140	1.000	140
<b>Total Building Area</b>						1,314		1,314