



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																																																																																				
Account 660011457 Parcel ID 000000-00-0-00747-003-0008 Cadastral ID 11-20-15-01730 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 4 - VERDIGRIS/VERD FIRE Name ID 175774 PITTS, JOHN C 8812 E MAPLE DR CLAREMORE OK 74019-0000 Parcel Location Situs 08812 MAPLE DR Subdivision SILVERWOOD ESTATES Lot/Block 0008 / 0003 Parcel Size 1 - Lots Sec/Twn/Rng 11 / 20 / 15 / 5 Neighborhood 1116 - R-V03-SW VERDIGRIS School District S008 - VERDIGRIS SCHOOLS					<p>660011457_001.JPG 10/15/2025</p>																																																																																																																				
Legal Description Lat/Long: 36.23116801 -95.67562815 LOT 8 BLOCK 3 SILVERWOOD ESTATES																																																																																																																									
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Lot Data	Square-Foot - NBHD 1116 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 1.0537 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 45,900.00 x 1.35 = 62,154 Factor Value Adjustments 1.0000 Lot Value 62,154		 <p>660011457 10/03/25</p> <p>660011457_001.JPG 10/15/2025</p>

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	85% Veneer, Stone 15% Frame, Siding, Wood
Base/Total Area	1,264 / 1,264
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,264
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	520 Attached Garage - Finished 2 Stalls
Remodel	
Year/Eff Age	1977 / 37

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adjusted R	0.8445
Indicated Value	132,432 104.77 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	2
Indicated Value	184,410 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	98,214
Lot Value	62,154
Indicated Value	160,368 126.87 Per SqFt
Agland Value	
Site Improvements	
Total Value	160,368 126.87 Total Value Per SqFt

Cost Approach Manual : 01/2025

Base Cost	107.00	Total Misc Impr	+ 7,564
Roofing Adj	+ 4.21	Garage Cost	+ 15,080
Subfloor Adj	+ 0.00	Total RCN	= 188,873
Heat/Cool Adj	+ 10.30	Depreciation (48%)	- 90,659
Plumbing Adj	+ 10.00	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 98,214
Adj Base Cost	= 131.51	Lot Value	+ 62,154
Total Area	x 1,264	Indicated Value	= 160,368
Adjusted Cost	= 166,229	Value Per SqFt	126.87

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	4,576.55		4,577
PRCH	SLAB PORCH - COVERED	26951		76	76	21.05		1,600
PATO	SLAB PORCH - OPEN	26952	14x10		140	9.91		1,387

