



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660012521 <b>Parcel ID</b> 000000-00-0-10140-003-0004 <b>Cadastral ID</b> 12-21-15-01750 <b>Property Type</b> REAL - Real Property <b>Property Class</b> URP VI Area 4 <b>Tax Area</b> 17 - CLAREMORE OT <b>Name ID</b> 346560 PEDEN, RICHARD L & LADONNA M  10452 E 534 RD CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 03327 BUNKER ST <b>Subdivision</b> HERITAGE HILLS SUB <b>Lot/Block</b> 0004 / 0003 <b>Parcel Size</b> 2 - Lots <b>Sec/Twn/Rng</b> 12 / 21 / 15 / 5 <b>Neighborhood</b> 1167 - R-V01-SW CLAREMORE <b>School District</b> S001 - CLAREMORE SCHOOLS					<p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0714\IMG_0066. 7/15/2022</p>																																																																																																																				
<b>Legal Description</b> Lat/Long: 36.31902892 -95.65677738																																																																																																																									
<b>LOTS 4 AND 16 BLOCK 3 HERITAGE HILLS SUB</b>					<b>Building Permits</b> <table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																																																											
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Lot Data	Square-Foot - NBHD 1167 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> 1 <b>Units Buildable</b> 2 <b>Non-Ag Acres</b> 0.2492 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> LAND QUALITY 0 0 <b>Method</b> Square-Foot <b>Base Lot Value</b> 10,856.00 x 4.37 = 47,441 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 47,441		

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	3 - Average
<b>Architecture</b>	
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	100% Veneer, Masonry
<b>Base/Total Area</b>	1,953 / 1,953
<b>Style</b>	100% One Story
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	1,953
<b>Fixture/RghIn</b>	14 /
<b>Bed/F/H Bath</b>	4 / 2.5 /
<b>Basement Area</b>	
<b>Garage Type</b>	760 Attached Garage - Unfinished
<b>Remodel</b>	
<b>Year/Eff Age</b>	1998 / 21

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GRM Approach	
<b>GRM Code</b>	
<b>Gross Rent</b>	0.00
<b>Indicated Value</b>	

Multiple Regression			
<b>MRA Code</b>	1	Test	
<b>Adjusted R</b>	0.8445		
<b>Indicated Value</b>	257,621	131.91	Per SqFt

Direct Comparables			
<b>Selection Model</b>	A	Adam Test	
<b>Adjustment Model</b>	1	2022 Residential	
<b>Comparables</b>	6		
<b>Indicated Value</b>	237,840		Per SqFt

Cost Approach				Manual : 01/2025	
<b>Base Cost</b>	108.05	<b>Total Misc Impr</b>	+	4,457	
<b>Roofing Adj</b>	+ 4.72	<b>Garage Cost</b>	+	22,640	
<b>Subfloor Adj</b>	+ -2.22	<b>Total RCN</b>	=	287,217	
<b>Heat/Cool Adj</b>	+ 12.64	<b>Depreciation ( 25%)</b>	-	71,804	
<b>Plumbing Adj</b>	+ 10.00	<b>Lump Sums</b>	+	0	
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	=	215,413	
<b>Adj Base Cost</b>	= 133.19	<b>Lot Value</b>	+	47,441	
<b>Total Area</b>	x 1,953	<b>Indicated Value</b>	=	262,854	
<b>Adjusted Cost</b>	= 260,120	<b>Value Per SqFt</b>		134.59	

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	215,413		
<b>Lot Value</b>	47,441		
<b>Indicated Value</b>	262,854	134.59	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>			
<b>Total Value</b>	262,854	134.59	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	29994	6x4		24	26.85		644
PRCH	SLAB PORCH - COVERED	29995	18x8		144	26.48		3,813



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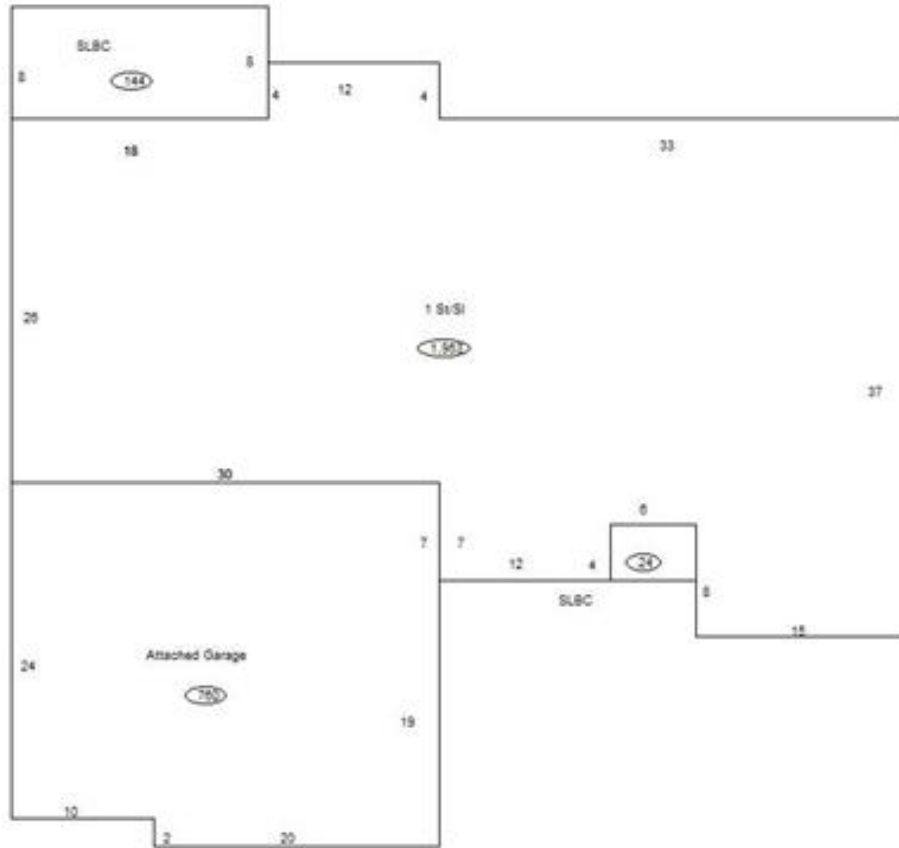
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Sketch Image

660012521



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,953	1.000	1,953
2	G	1		10	Attached Garage	760	1.000	760
3	M	PRCH		10	SLBC	24	1.000	24
4	M	PRCH		10	SLBC	144	1.000	144
<b>Total Building Area</b>						1,953		1,953