



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 22:35:21
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Assessment Data					Primary Image																																																																																																																				
Account 660012527 Parcel ID 000000-00-0-10140-003-0010 Cadastral ID 12-21-15-01810 Property Type REAL - Real Property Property Class URP VI Area 4 Tax Area 17 - CLAREMORE OT Name ID 280939 SMITH, FRANCES C-TRUSTEE SMITH FAMILY TRUST 1211 FAIRWAY ST CLAREMORE OK 74019-0000 Parcel Location Situs 01211 FAIRWAY ST Subdivision HERITAGE HILLS SUB Lot/Block 0010 / 0003 Parcel Size 1 - Lots Sec/Twn/Rng 12 / 21 / 15 / 5 Neighborhood 1167 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS																																																																																																																									
Legal Description Lot/Long: 36.31863827 -95.65524707																																																																																																																									
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Lot Data	Square-Foot - NBHD 1167 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	0.3277	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	14,274.00 x 3.99 = 56,988	
Factor Value		
Adjustments	1.0000	
Lot Value	56,988	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,120 / 2,120
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,120
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	640 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2002 / 18

Cost Approach		Manual : 01/2025	
Base Cost	104.11	Total Misc Impr	+ 9,476
Roofing Adj	+ 4.97	Garage Cost	+ 24,224
Subfloor Adj	+ -3.26	Total RCN	= 306,480
Heat/Cool Adj	+ 14.47	Depreciation (20%)	- 61,296
Plumbing Adj	+ 8.38	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 245,184
Adj Base Cost	= 128.67	Lot Value	+ 56,988
Total Area	x 2,120	Indicated Value	= 302,172
Adjusted Cost	= 272,780	Value Per SqFt	142.53



\\tsclient\C\Users\Randy Necessary\Pictures\101_0714\IMG_0060. 7/15/2022

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	290,257	136.91	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	268,560 Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	245,184		
Lot Value	56,988		
Indicated Value	302,172	142.53	Per SqFt
Agland Value			
Site Improvements			
Total Value	302,172	142.53	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	30019	38		38	29.41		1,118
SUN	Sunroom	30020	20x10		200	28.50		5,700
PATO	SLAB PORCH - OPEN	30021	238		238	11.17		2,658



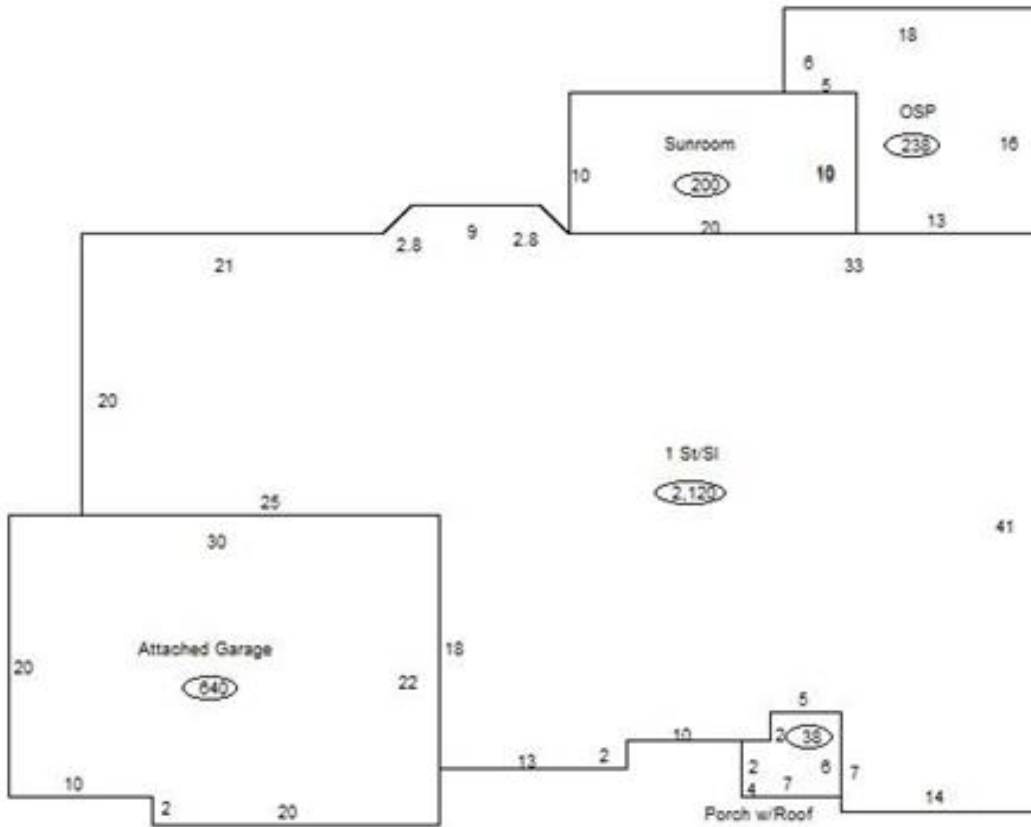
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Sketch Image

660012527



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	2,120	1.000	2,120
2	G	1		13	Attached Garage	640	1.000	640
3	M	PRCH		13	SLBC	38	1.000	38
4	M	SUN		13	Sunroom	200	1.000	200
5	M	PATO		13	Open Slab	238	1.000	238
Total Building Area						2,120		2,120