



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
 Time 22:35:39
 Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660012543 Parcel ID 000000-00-0-10140-003-0026 Cadastral ID 12-21-15-01970 Property Type REAL - Real Property Property Class URP VI Area 4 Tax Area 17 - CLAREMORE OT Name ID 343519 MCGUIRE, RUTH TONTZ 1201 FAIRWAY ST CLAREMORE OK 74019-0000 Parcel Location Situs 01201 FAIRWAY Subdivision HERITAGE HILLS SUB Lot/Block 0026 / 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: 36.31710312 -95.65604485																																																																																																																									
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Lot Data		Square-Foot - NBHD 1167 #1	
Lot Size			
Lot Count	1		
Units Buildable	1		
Non-Ag Acres	0.2733		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	11,904.00 x 4.37 = 52,020		
Factor Value			
Adjustments	1.1990		
Lot Value	62,373		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	90% Veneer, Masonry 10% Frame, Siding, Wood
Base/Total Area	2,009 / 2,009
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 2.5 /
Basement Area	
Garage Type	705 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1996 / 23

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adjusted R	0.8445
Indicated Value	254,436 126.65 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	292,890 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	220,082
Lot Value	62,373
Indicated Value	282,455 140.59 Per SqFt
Agland Value	
Site Improvements	
Total Value	282,455 140.59 Total Value Per SqFt

Cost Approach Manual : 01/2025

Base Cost	106.55	Total Misc Impr	+	16,196
Roofing Adj	+ 4.69	Garage Cost	+	21,072
Subfloor Adj	+ 0.00	Total RCN	=	305,670
Heat/Cool Adj	+ 12.64	Depreciation (28%)	-	85,588
Plumbing Adj	+ 9.72	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	220,082
Adj Base Cost	= 133.60	Lot Value	+	62,373
Total Area	x 2,009	Indicated Value	=	282,455
Adjusted Cost	= 268,402	Value Per SqFt		140.59

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	30085	19x9		171	26.39		4,513
PRCH	SLAB PORCH - COVERED	30086	22x9		198	26.31		5,209
PRCH	SLAB PORCH - COVERED	30087	8x4		32	26.83		859



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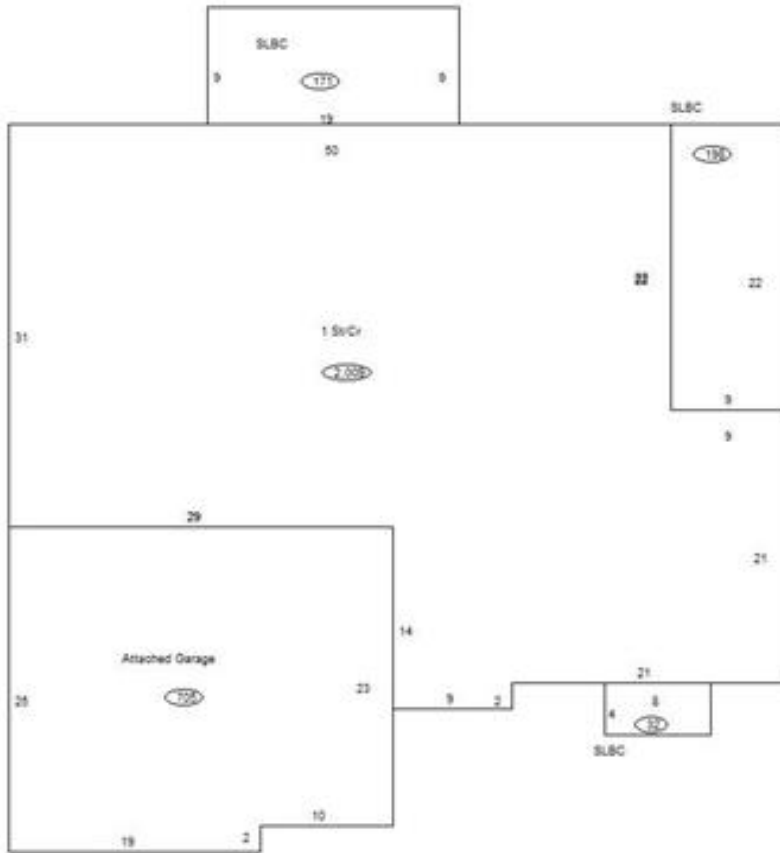
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Sketch Image

660012543



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	2,009	1.000	2,009
2	G	1		10	Attached Garage	705	1.000	705
3	M	PRCH		10	SLBC	171	1.000	171
4	M	PRCH		10	SLBC	198	1.000	198
5	M	PRCH		10	SLBC	32	1.000	32
Total Building Area						2,009		2,009



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	0x0x0			
	Qual 2	Cond 3	Year	Eff Age	1520	
Valuation Summary		Modifier Total		RCN	Depr (100% Phys/ % Func)	RCNLD
Base Cost (4.68 x)						