



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 22:37:57
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Assessment Data					Primary Image																																																																																																																				
Account 660012590 Parcel ID 000000-00-0-10140-005-0006 Cadastral ID 12-21-15-02440 Property Type REAL - Real Property Property Class URP VI Area 4 Tax Area 17 - CLAREMORE OT Name ID 328730 KARA, ERNEST D & DEBBIE J REVOCABLE TRUST 3106 BOGEY CT CLAREMORE OK 74019-0000 Parcel Location Situs 03106 BOGEY CT Subdivision HERITAGE HILLS SUB Lot/Block 0006 / 0005 Parcel Size 1 - Lots Sec/Twn/Rng 12 / 21 / 15 / 5 Neighborhood 1167 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS																																																																																																																									
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Lot Data		Square-Foot - NBHD 1167 #1	
Lot Size			
Lot Count	1		
Units Buildable	1		
Non-Ag Acres	0.3064		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	13,345.00 x 4.13 = 55,130		
Factor Value			
Adjustments	1.0000		
Lot Value	55,130		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,944 / 1,944
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,944
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	528 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1993 / 25

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1 Test		
Adusted R	0.8445		
Indicated Value	230,390	118.51	Per SqFt

Direct Comparables			
Selection Model	A Adam Test		
Adjustment Model	1 2022 Residential		
Comparables	6		
Indicated Value	268,010		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	201,103		
Lot Value	55,130		
Indicated Value	256,233	131.81	Per SqFt
Agland Value			
Site Improvements			
Total Value	256,233	131.81	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	108.15	Total Misc Impr	+ 8,592				
Roofing Adj	+ 4.73	Garage Cost	+ 16,627				
Subfloor Adj	+ -2.22	Total RCN	= 280,427				
Heat/Cool Adj	+ 12.64	Depreciation (31%)	- 86,932				
Plumbing Adj	+ 7.98	Lump Sums	+ 7,608				
Basement Adj	+ 0.00	RCNLD	= 201,103				
Adj Base Cost	= 131.28	Lot Value	+ 55,130				
Total Area	x 1,944	Indicated Value	= 256,233				
Adjusted Cost	= 255,208	Value Per SqFt	131.81				

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	30279		112	112	26.58		2,977
WODO	WOOD DECK - OPEN	30280		7x4	28	30.74	50%	430
WODO	WOOD DECK - OPEN	30281		450	450	16.97	6%	7,178



Rogers

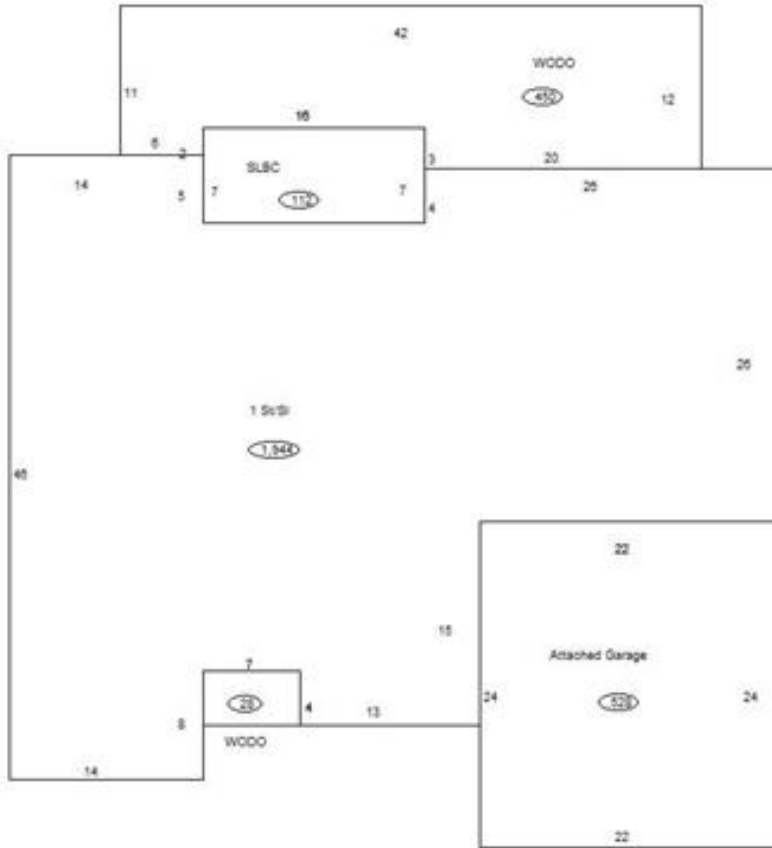
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Sketch Image

660012590



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,944	1.000	1,944
2	G	1		10	Attached Garage	528	1.000	528
3	M	PRCH		10	SLBC	112	1.000	112
4	M	WODO		10	WODO	28	1.000	28
5	M	WODO		10	WODO	450	1.000	450
Total Building Area						1,944		1,944