



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
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Assessment Data					Primary Image																																																																																																																				
Account 660012631 Parcel ID 000000-00-0-00171-001-0003 Cadastral ID 12-21-15-02850 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 8 - CLAREMORE/ NW FIRE Name ID 330887 HANCOCK, LETITIA & EUGENE A 9042 E SALEM DR CLAREMORE OK 74019-0000 Parcel Location Situs 09042 E SALEM DR Subdivision COLONIAL ESTATES Lot/Block 0003 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 12 / 21 / 15 / 5 Neighborhood 1209 - R-V03,3-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS					<p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0718\IMG_0124. 7/19/2022</p>																																																																																																																				
Legal Description Lot/Long: 36.31011782 -95.66711915 LOT 3 BLOCK 1 COLONIAL ESTATES																																																																																																																									
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Lot Data		Square-Foot - NBHD 1209 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	0.9379		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	40,853.00 x 1.78 = 72,720		
Factor Value			
Adjustments	1.0000		
Lot Value	72,720		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	90% Veneer, Stone 10% Frame, Siding, Wood
Base/Total Area	1,032 / 2,300
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,032
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 2.5 /
Basement Area	
Garage Type	552 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1980 / 35

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	252,877	109.95	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	274,860 Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	97.41	Total Misc Impr	+ 7,485				
Roofing Adj	+ 2.46	Garage Cost	+ 17,211				
Subfloor Adj	+ -1.18	Total RCN	= 300,282				
Heat/Cool Adj	+ 12.64	Depreciation (43%)	- 129,121				
Plumbing Adj	+ 8.49	Lump Sums	+ 3,396				
Basement Adj	+ 0.00	RCNLD	= 174,557				
Adj Base Cost	= 119.82	Lot Value	+ 72,720				
Total Area	x 2,300	Indicated Value	= 247,277				
Adjusted Cost	= 275,586	Value Per SqFt	107.51				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	174,557		
Lot Value	72,720		
Indicated Value	247,277	107.51	Per SqFt
Agland Value			
Site Improvements	7,500		
Total Value	254,777	110.77	Total Value Per SqFt

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
WODO	WOOD DECK - OPEN	30461	40x10		400	16.98	50%	3,396
PRCH	SLAB PORCH - COVERED	30462	14x5		70	26.71		1,870



Rogers

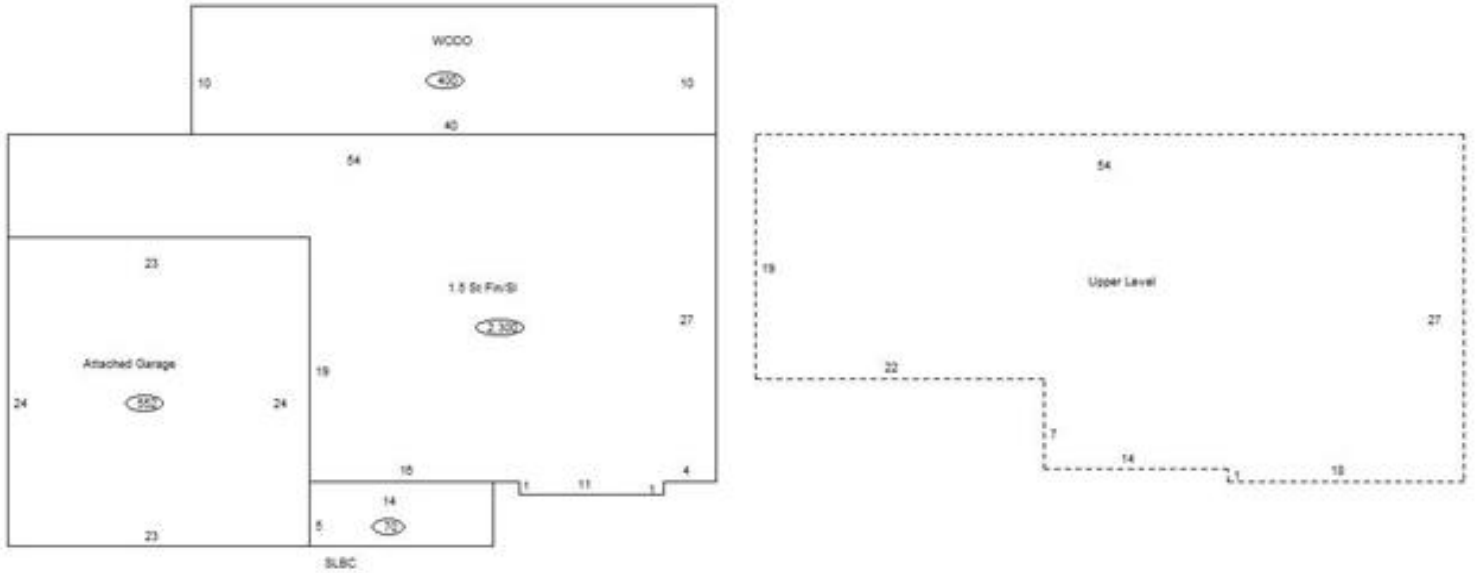
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	10	1.5 St Fin/SI	1,032	2.229	2,300
2	G	1		10	Attached Garage	552	1.000	552
3	M	WODO		10	WODO	400	1.000	400
4	M	PRCH		10	SLBC	70	1.000	70
5	U	^UL	Overhang	10	Upper Level	1,268	1.000	1,268
Total Building Area						1,032		2,300



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SV	SWIM VINYL				1
	Qual 3	Cond 3	Year	Eff Age		

Valuation Summary	Modifier Total	RCN	Depr (70% Phys/ % Func)	RCNLD
Base Cost (25,000.00 x 1)	25,000	25,000	17,500	7,500