



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 660012669 Parcel ID 000000-00-0-00174-005-0006 Cadastral ID 12-21-15-03230 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 8 - CLAREMORE/ NW FIRE Name ID 273884 TIETZ, ERIK J & MELISSA A 9524 ARLINGTON CT CLAREMORE OK 74019-0000																																																																																																																									
Parcel Location Situs 09524 ARLINGTON CT Subdivision COLONIAL ESTATES 2 Lot/Block 0006 / 0005 Parcel Size 1 - Lots Sec/Twn/Rng 12 / 21 / 15 / 5 Neighborhood 1209 - R-V03,3-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS																																																																																																																									
Legal Description Lot/Long: 36.30800737 -95.66296691					Building Permits <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>R2014 11 8</td> <td>R16-NEW 40X40 1600 SQ FT DETACH</td> <td>11/2014</td> <td>07/2015</td> <td>25,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R2014 11 8	R16-NEW 40X40 1600 SQ FT DETACH	11/2014	07/2015	25,000																																																																																																						
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Lot Data	Square-Foot - NBHD 1209 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	1.9859	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	86,506.00 x 1.27 = 110,070	
Factor Value		
Adjustments	1.0000	
Lot Value	110,070	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	85% Veneer, Stone 15% Frame, Siding, Wood
Base/Total Area	1,347 / 2,099
Style	100% 1 1/2 Story Finished
HVAC	100% Forced Air Furnace
Roof Cover	1 Composition Shingle
Area on Slab	1,347
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 2.5 /
Basement Area	
Garage Type	546 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	312,706	148.98	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	312,090		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	100.09	Total Misc Impr	+	8,831			
Roofing Adj	+ 3.28	Garage Cost	+	17,068			
Subfloor Adj	+ -1.56	Total RCN	=	272,007			
Heat/Cool Adj	+ 6.14	Depreciation (43%)	-	116,963			
Plumbing Adj	+ 9.30	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	155,044			
Adj Base Cost	= 117.25	Lot Value	+	110,070			
Total Area	x 2,099	Indicated Value	=	265,114			
Adjusted Cost	= 246,108	Value Per SqFt		126.30			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	155,044		
Lot Value	110,070		
Indicated Value	265,114	126.30	Per SqFt
Agland Value			
Site Improvements	82,662		
Total Value	347,776	165.69	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
PRCH	SLAB PORCH - COVERED	30635		21	21	26.86		564
PATO	SLAB PORCH - OPEN	30636		298	298	8.90		2,652



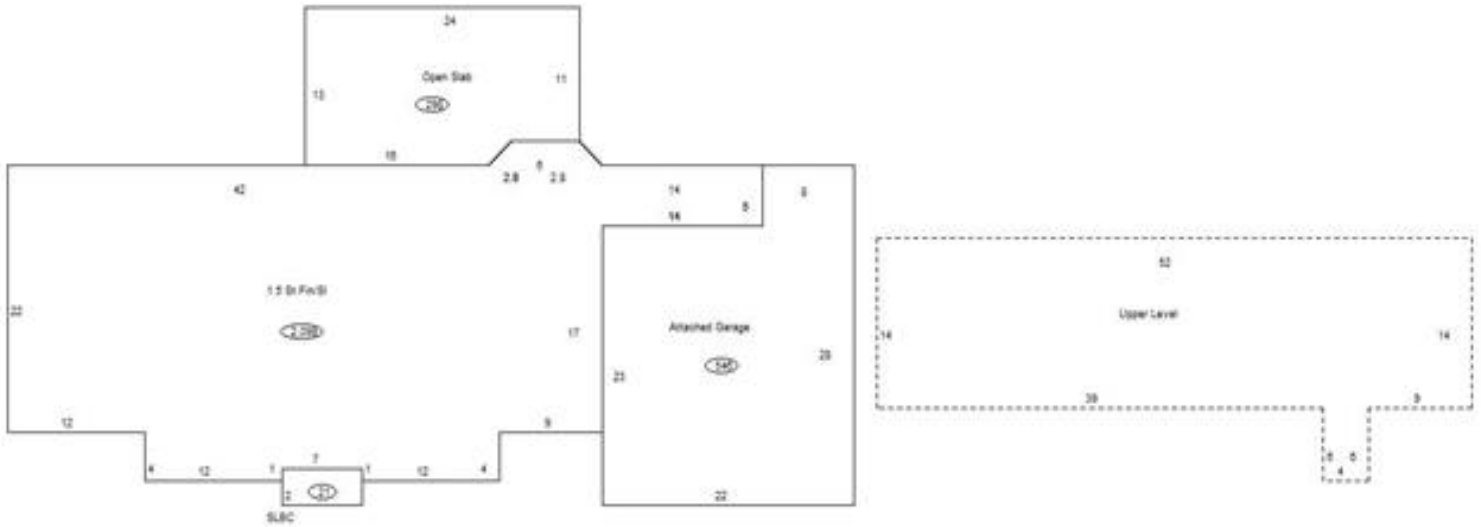
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Sketch Image

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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	1,347	1.558	2,099
2	G	1		10	Attached Garage	546	1.000	546
3	M	PRCH		10	SLBC	21	1.000	21
4	M	PATO		10	Open Slab	298	1.000	298
5	U	^UL	Overhang	10	Upper Level	752	1.000	752
Total Building Area						1,347		2,099



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	GF	GAZEBO FAIR	0x0x0			1
	Qual	2	Cond 3	Year 2018	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
		Base Cost (2,950.00 x 1)	2,950		2,950	2,950
	SG	SWIM-GUNITE	0x0x0			1
	Qual		Cond	Year 2018	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
		Base Cost (30,000.00 x 1)	30,000		30,000	30,000
	UTIL	SHOP BUILDING	40x40x0			1,600
	Qual		Cond	Year 2015	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
		Base Cost (31.07 x 1,600)	49,712		49,712	49,712