



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 09:07:59
 Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660012670 Parcel ID 000000-00-0-00174-005-0007 Cadastral ID 12-21-15-03240 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 8 - CLAREMORE/ NW FIRE Name ID 280709 SHOTSKY, STEPHEN A TRUSTEE & B CHARLYNE TRUSTEE 9512 ARLINGTON CT CLAREMORE OK 74019-0000 Parcel Location Situs 09512 ARLINGTON CT Subdivision COLONIAL ESTATES 2 Lot/Block 0007 / 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: 36.30819135 -95.66348544																																																																																																																									
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Lot Data	Square-Foot - NBHD 1209 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	1.6482	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	71,795.00 x 1.38 = 99,036	
Factor Value		
Adjustments	1.0000	
Lot Value	99,036	

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	2,030 / 2,030
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,030
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	660 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1994 / 24



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	250,924	123.61	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	5
Indicated Value	227,330 Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	103.95	Total Misc Impr	+	24,058			
Roofing Adj	+ 4.58	Garage Cost	+	19,912			
Subfloor Adj	+ -2.43	Total RCN	=	300,521			
Heat/Cool Adj	+ 12.64	Depreciation (29%)	-	87,151			
Plumbing Adj	+ 7.64	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	213,370			
Adj Base Cost	= 126.38	Lot Value	+	99,036			
Total Area	x 2,030	Indicated Value	=	312,406			
Adjusted Cost	= 256,551	Value Per SqFt		153.89			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	213,370		
Lot Value	99,036		
Indicated Value	312,406	153.89	Per SqFt
Agland Value			
Site Improvements	1,277		
Total Value	313,683	154.52	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	30640	45x7		315	25.94		8,171
PRCH	SLAB PORCH - COVERED	30641	25x16		400	25.68		10,272



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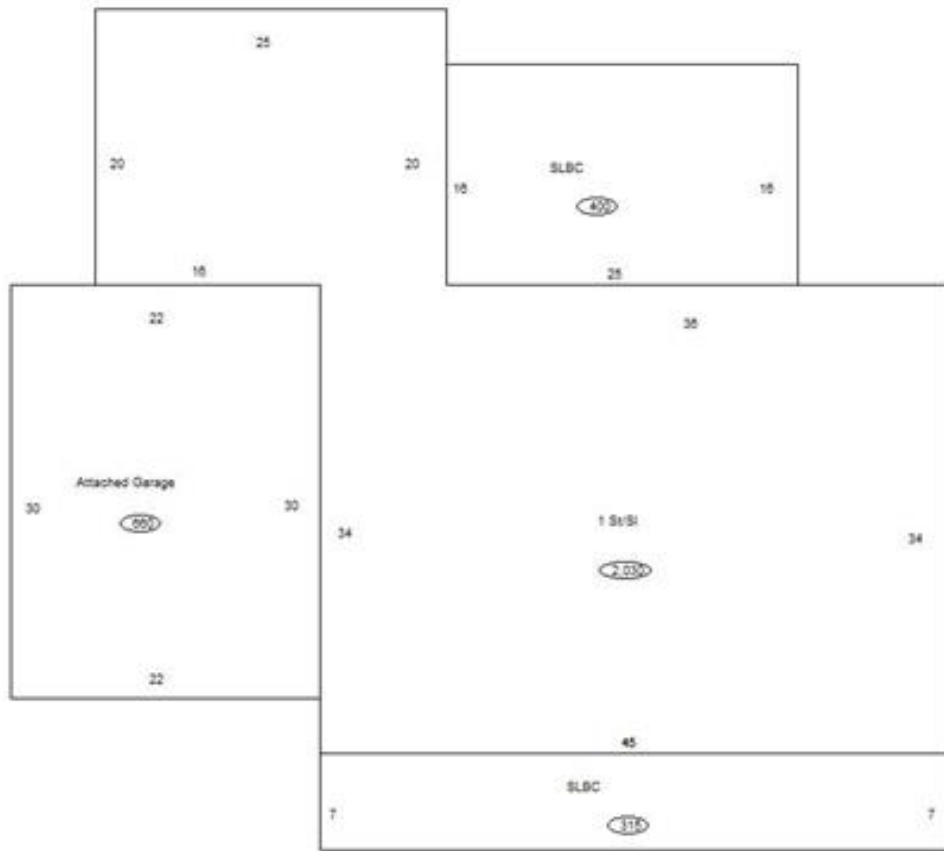
Date 04/17/2026

Time 09:08:00

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Sketch Image

660012670



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	2,030	1.000	2,030
2	G	1		10	Attached Garage	660	1.000	660
3	M	PRCH		10	SLBC	315	1.000	315
4	M	PRCH		10	SLBC	400	1.000	400
Total Building Area						2,030		2,030



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	LT	LEAN-TO	0x0x0			240	
	Qual	3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (30% Phys/ % Func)	RCNLD	
	Base Cost (2.92 x 240)		701		701	210	491
	STF	STG FAIR	0x0x0			240	
	Qual	2	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (30% Phys/ % Func)	RCNLD	
	Base Cost (4.68 x 240)		1,123		1,123	337	786