



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																																																																																				
Account 660012674 Parcel ID 000000-00-0-00174-005-0011 Cadastral ID 12-21-15-03280 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 8 - CLAREMORE/ NW FIRE Name ID 278404 HURST, JANICE F TRUSTEE 9555 ARLINGTON CT CLAREMORE OK 74019-0000 Parcel Location Situs 09555 ARLINGTON CT Subdivision COLONIAL ESTATES 2 Lot/Block 0011 / 0005 Parcel Size 1 - Lots Sec/Twn/Rng 12 / 21 / 15 / 5 Neighborhood 1209 - R-V03,3-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS																																																																																																																									
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Lot Data		Square-Foot - NBHD 1209 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	1.2648		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	55,095.00 x 1.57 = 86,511		
Factor Value			
Adjustments	1.0000		
Lot Value	86,511		



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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	100% Frame, Siding, Vinyl
Base/Total Area	1,362 / 2,964
Style	100% 1 1/2 Story Finished
HVAC	100% Forced Air Furnace
Roof Cover	1 Composition Shingle
Area on Slab	1,362
Fixture/RghIn	17 /
Bed/F/H Bath	4 / 4.0 /
Basement Area	
Garage Type	528 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1986 / 30

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	298,008	100.54	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	315,100 Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	83.44	Total Misc Impr	+ 21,514				
Roofing Adj	+ 2.34	Garage Cost	+ 16,627				
Subfloor Adj	+ -1.12	Total RCN	= 330,806				
Heat/Cool Adj	+ 6.14	Depreciation (37%)	- 122,398				
Plumbing Adj	+ 7.94	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 208,408				
Adj Base Cost	= 98.74	Lot Value	+ 86,511				
Total Area	x 2,964	Indicated Value	= 294,919				
Adjusted Cost	= 292,665	Value Per SqFt	99.50				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	208,408		
Lot Value	86,511		
Indicated Value	294,919	99.50	Per SqFt
Agland Value			
Site Improvements			
Total Value	294,919	99.50	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
EPKS	ENCLOSED PORCH - KNEEWALL SCREEN	30661		314	314	28.69		9,009
PRCH	SLAB PORCH - COVERED	30662		44x6	264	26.10		6,890



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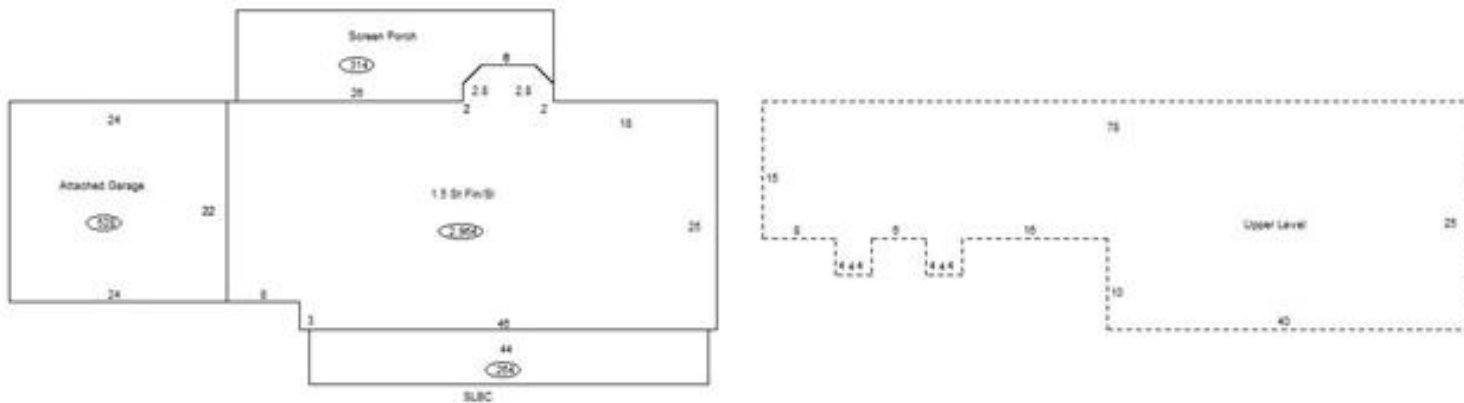
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Sketch Image

660012674



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/SI	1,362	2.176	2,964
2	G	1		13	Attached Garage	528	1.000	528
3	M	EPKS		13	Screen Porch	314	1.000	314
4	M	PRCH		13	SLBC	264	1.000	264
5	U	^UL	Overhang	13	Upper Level	1,602	1.000	1,602
Total Building Area						1,362		2,964



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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)						