



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 660012994 Parcel ID 23N16E-12-3-00000-000-0000 Cadastral ID 12-23-16-00300 Property Type REAL - Real Property Property Class RR VI Area 2 Tax Area 71 - CHELSEA RURAL/FOYIL FIRE Name ID 326548 TAYLOR, CHRISTOPHER M & PIPER JEAN 15311 E 370 RD CLAREMORE OK 74017-0000 Parcel Location Situs 15311 E 370 RD Subdivision Lot/Block / Parcel Size 5 - Acres Sec/Twn/Rng 12 / 23 / 16 / 3 Neighborhood 4050 - CHELSEA FOYIL RURAL School District S003 - CHELSEA SCHOOLS					<p>\\tsclient\C\Users\Randy Necessary\Pictures\IMG_0025 (10).JPG 1/12/2021</p>																																																																																																																				
Legal Description Lat/Long: 36.48234166 -95.55619584 W2 SW SE SW																																																																																																																									
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Lot Data	Square-Foot - NBHD 4050 #1	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 4.6007 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 200,407.00 x .25 = 50,668 Factor Value Adjustments 1.0000 Lot Value 50,668		<p>\\tsclient\C\Users\Randy Necessary\Pictures\IMG_0025 (10).JPG 1/12/2021</p>

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,949 / 1,949
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	728 Attached Garage - Finished
Remodel	
Year/Eff Age	1964 / 47

GRM Approach
GRM Code Gross Rent 0.00 Indicated Value

Multiple Regression
MRA Code 1 Test Adusted R 0.8445 Indicated Value 246,822 126.64 Per SqFt

Direct Comparables
Selection Model 1 Res Adjustment Model A2 AO Test Comparables Indicated Value

Cost Approach				Manual : 01/2025			
Base Cost	105.94	Total Misc Impr	+ 15,642	Roofing Adj	+ 4.63	Garage Cost	+ 26,640
Subfloor Adj	+ 0.00	Total RCN	= 297,114	Heat/Cool Adj	+ 12.39	Depreciation (52%)	- 154,499
Plumbing Adj	+ 7.80	Lump Sums	+ 0	Basement Adj	+ 0.00	RCNLD	= 142,615
Adj Base Cost	= 130.75	Lot Value	+ 50,668	Total Area	x 1,949	Indicated Value	= 193,283
		Value Per SqFt	99.17	Adjusted Cost	= 254,832		

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	142,615		
Lot Value	50,668		
Indicated Value	193,283	99.17	Per SqFt
Agland Value			
Site Improvements	25,614		
Total Value	218,897	112.31	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	5,503.09		5,503
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,503.09		5,503
PATO	SLAB PORCH - OPEN	31130	19x11		209	10.19		2,130
PRCH	SLAB PORCH - COVERED	31131	12x8		96	26.10		2,506



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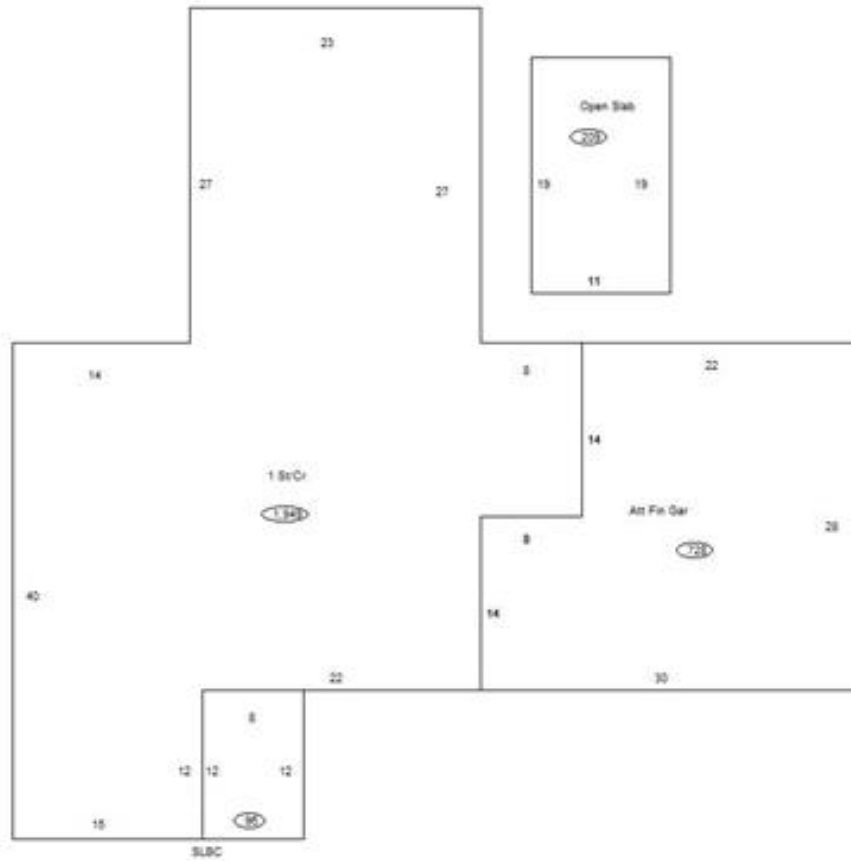
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	1,949	1.000	1,949
2	G	5		10	Att Fin Gar	728	1.000	728
3	M	PATO		10	Open Slab	209	1.000	209
4	M	PRCH		10	SLBC	96	1.000	96
Total Building Area						1,949		1,949



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	30x30x14	Concrete	Formed Metal	900
	Qual 3	Cond 3	Year 2010	Eff Age 12		
		Valuation Summary	Modifier Total	RCN	Depr (25% Phys/ % Func)	RCNLD
		Base Cost (34.44 x 900)	30,996	30,996	7,749	23,247
	LNT0	LEAN TO - ATTACHED	30x12x10	Concrete	Formed Metal	360
	Qual 3	Cond 3	Year 2010	Eff Age 12		
		Valuation Summary	Modifier Total	RCN	Depr (52% Phys/ % Func)	RCNLD
		Base Cost (13.70 x 360)	4,932	4,932	2,565	2,367