



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 22:23:45
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Assessment Data					Primary Image																																																																																																																				
Account 660013254 Parcel ID 21N15E-13-3-00000-000-0000 Cadastral ID 13-21-15-01100 Property Type REAL - Real Property Property Class RR VI Area 4 Tax Area 18 - CLAREMORE RURAL/W/O FIRE Name ID 343576 YAEGER, BENNETTA TRUSTEE YAEGER LIVING TRUST 9155 E 496 RD CLAREMORE OK 74019-0000																																																																																																																									
Parcel Location Situs 09155 E 496 RD Subdivision Lot/Block / Parcel Size 6.06 - Acres Sec/Twn/Rng 13 / 21 / 15 / 3 Neighborhood 6080 - UNPLATTED School District S001 - CLAREMORE SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.29725378 -95.66530717 TR DESC 2024-001434 AS BEG SE/C SE NW SW; N00.0122E 557.77'; N89.5831W 449.96'; S00.0200W 203.21'; S89.5851E 100'; S00.0122W 354.60'; S89.5851E 350' TO POB & N 50' S 354.6' W 969.49' S2 NW SW.					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></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																																																											
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Lot Data	Square-Foot - NBHD 6080 #1	Primary Image
Lot Size		
Lot Count	0	
Units Buildable		
Non-Ag Acres	0	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	2	
	0	
Method	Square-Foot	
Base Lot Value	263,974.00 x .49 = 129,286	
Factor Value	32,322	
Adjustments	1.0000	
Lot Value	161,608	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,613 / 1,853
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,613
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	625 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1984 / 32



\\tsclient\C\Users\Randy Necessary\Pictures\101_0808\IMG_0016. 8/8/2022

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	243,119	131.20	Per SqFt

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

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	142,987		
Lot Value	161,608		
Indicated Value	304,595	164.38	Per SqFt
Agland Value			
Site Improvements	42,975		
Total Value	347,570	187.57	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	95.06	Total Misc Impr	+	13,346			
Roofing Adj	+ 3.88	Garage Cost	+	16,363			
Subfloor Adj	+ -1.00	Total RCN	=	246,529			
Heat/Cool Adj	+ 11.47	Depreciation (42%)	-	103,542			
Plumbing Adj	+ 7.60	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	142,987			
Adj Base Cost	= 117.01	Lot Value	+	161,608			
Total Area	x 1,853	Indicated Value	=	304,595			
Adjusted Cost	= 216,820	Value Per SqFt		164.38			

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,095.98		5,096
SHLT	STORM SHELTER	0		1	2014	0.00		
PRCH	SLAB PORCH - COVERED	31915	29x11		319	23.21		7,404
PRCH	SLAB PORCH - COVERED	31916	7x5		35	24.16		846



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	30x50x0			1,500
	Qual 3	Cond 3	Year 2018	Eff Age 6		
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
	Base Cost (28.65 x 1,500)		42,975		42,975	42,975
	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)					