



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
Time 22:19:34  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660013854 <b>Parcel ID</b> 000000-00-0-00933-004-0006 <b>Cadastral ID</b> 14-21-15-03110 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RRP VI Area 4 <b>Tax Area</b> 18 - CLAREMORE RURAL/W/O FIRE <b>Name ID</b> 330822 COPELAND, NATHAN R & DAWNA J REVOCABLE TRUST  8366 E REMINGTON AVE CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 08366 E REMINGTON AVE <b>Subdivision</b> WINCHESTER HEIGHTS <b>Lot/Block</b> 0006 / 0004 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 14 / 21 / 15 / 5 <b>Neighborhood</b> 1209 - R-V03,3-SW CLAREMORE <b>School District</b> S001 - CLAREMORE SCHOOLS																																																																																																																									
<b>Legal Description</b> Lot/Long: 36.30033523 -95.68072343																																																																																																																									
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Lot Data	Square-Foot - NBHD 1209 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	1.3919	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY 0	
	0	
Method	Square-Foot	
Base Lot Value	60,630.00 x 1.50 = 90,663	
Factor Value		
Adjustments	1.0000	
Lot Value	90,663	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	90% Veneer, Masonry 10% Frame, Siding, Vinyl
Base/Total Area	2,034 / 2,034
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,034
Fixture/RghIn	11 /
Bed/F/H Bath	4 / 3.0 /
Basement Area	
Garage Type	480 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1986 / 30



\\tsclient\C\Users\Randy Necessary\Pictures\101\_0727\IMG\_0059. 7/28/2022

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	224,699	110.47	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	202,880 Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	154,585		
Lot Value	90,663		
Indicated Value	245,248	120.57	Per SqFt
Agland Value			
Site Improvements	24,398		
Total Value	269,646	132.57	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	92.75	Total Misc Impr	+	12,362			
Roofing Adj	+ 3.96	Garage Cost	+	13,282			
Subfloor Adj	+ -1.04	Total RCN	=	257,642			
Heat/Cool Adj	+ 11.47	Depreciation ( 40%)	-	103,057			
Plumbing Adj	+ 6.92	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	154,585			
Adj Base Cost	= 114.06	Lot Value	+	90,663			
Total Area	x 2,034	Indicated Value	=	245,248			
Adjusted Cost	= 231,998	Value Per SqFt		120.57			

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
PRCH	SLAB PORCH - COVERED	33232	26x6		156	23.73		3,702
PRCH	Porch	160383	15x10		150	23.76		3,564



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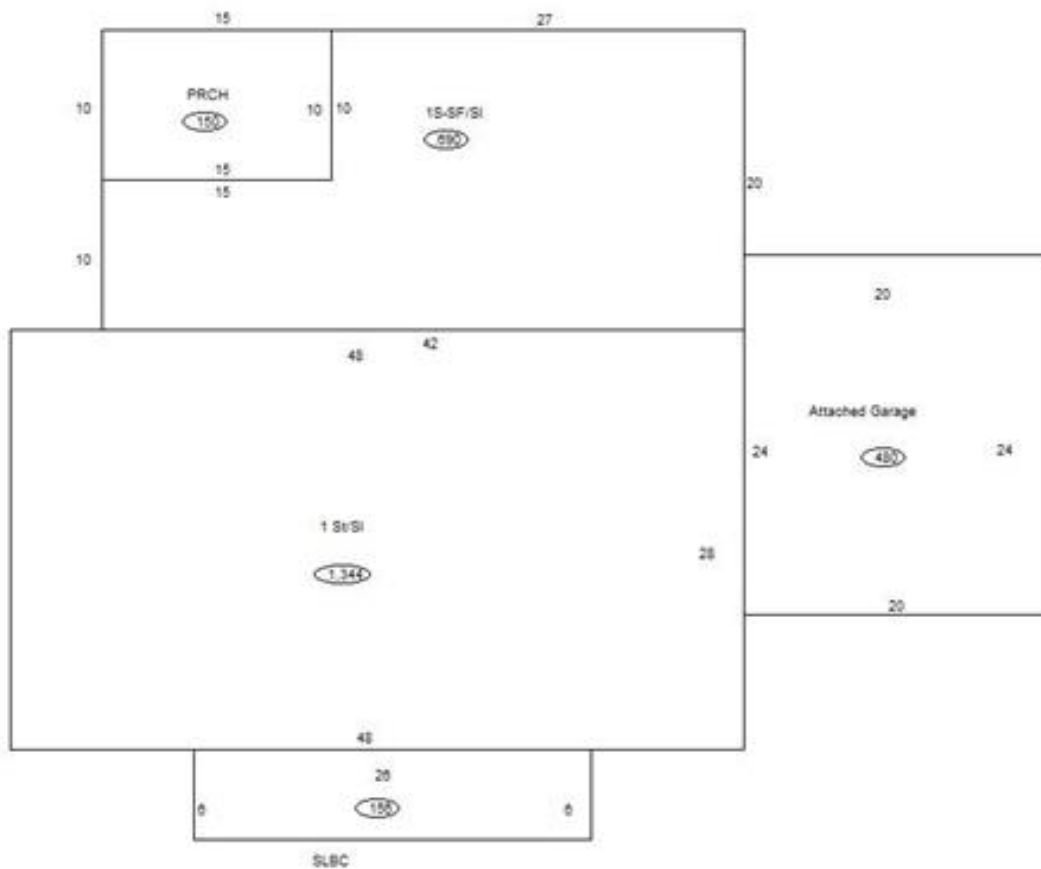
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### Sketch Image

660013854



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,344	1.000	1,344
2	G	1		10	Attached Garage	480	1.000	480
3	M	PRCH		10	SLBC	156	1.000	156
4	R	1	Slab	10	1S-SF/SI	690	1.000	690
5	M	PRCH		10	PRCH	150	1.000	150
<b>Total Building Area</b>						<b>2,034</b>		<b>2,034</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	0x0x0			780
	Qual 2	Cond 3	Year	Eff Age		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (0% Phys/ % Func)</b>	<b>RCNLD</b>	
Base Cost (31.28 x 780)		24,398		24,398		24,398