



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
Time 23:30:17  
Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660014966 <b>Parcel ID</b> 000000-00-0-10015-001-0007 <b>Cadastral ID</b> 16-21-16-00040 <b>Property Type</b> REAL - Real Property <b>Property Class</b> URP VI Area 1 <b>Tax Area</b> 17 - CLAREMORE OT <b>Name ID</b> 347520 SEEMAN, AUSTIN TYLER & TERIN HARGROVE  425 S NORMAL AVE CLAREMORE OK 74017-0000  <b>Parcel Location</b> <b>Situs</b> 00425 S NORMAL AVE <b>Subdivision</b> ACADEMY <b>Lot/Block</b> 0007 / 0001 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 16 / 21 / 16 / 5 <b>Neighborhood</b> 1161 - R-V01-SW CLAREMORE <b>School District</b> S001 - CLAREMORE SCHOOLS					<p>\\tsclient\A\TOMMY DUNLAP\New folder (241)\IMG_0037.JPG 8/4/2023</p>																																																																																																																				
<b>Legal Description</b> Lot/Long: 36.30520426 -95.60496140																																																																																																																									
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Lot Data	Square-Foot - NBHD 1161 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> 1 <b>Units Buildable</b> 1 <b>Non-Ag Acres</b> 0.1717 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> LAND QUALITY 0 0 <b>Method</b> Square-Foot <b>Base Lot Value</b> 7,481.00 x 5.50 = 41,146 <b>Factor Value</b> <b>Adjustments</b> 2.3225 <b>Lot Value</b> 95,562		 <p>\\tsclient\A\TOMMY DUNLAP\New folder (241)\IMG_0037.JPG 8/4/2023</p>

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3.5 - Average
<b>Quality</b>	2.5 - Fair
<b>Architecture</b>	R3 Res Nbhd 3
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	100% Frame, Siding, Vinyl
<b>Base/Total Area</b>	1,044 / 1,044
<b>Style</b>	100% One Story
<b>HVAC</b>	100% Floor Furnace
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	0
<b>Fixture/RghIn</b>	4 /
<b>Bed/F/H Bath</b>	3 / 1.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	400 Carport - Shed Roof
<b>Remodel</b>	RMA -
<b>Year/Eff Age</b>	1950 / 34

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	104.52	<b>Total Misc Impr</b>	+ 4,685	<b>Roofing Adj</b>	+ 4.86	<b>Garage Cost</b>	+ 5,316
<b>Subfloor Adj</b>	+ 1.27	<b>Total RCN</b>	= 133,026	<b>Heat/Cool Adj</b>	+ 1.84	<b>Depreciation ( 44%)</b>	- 58,531
<b>Plumbing Adj</b>	+ 5.35	<b>Lump Sums</b>	+ 0	<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 74,495
<b>Adj Base Cost</b>	= 117.84	<b>Lot Value</b>	+ 95,562	<b>Total Area</b>	x 1,044	<b>Indicated Value</b>	= 170,057
		<b>Value Per SqFt</b>	162.89	<b>Adjusted Cost</b>	= 123,025		

GRM Approach	
<b>GRM Code</b>	
<b>Gross Rent</b>	0.00
<b>Indicated Value</b>	

Multiple Regression			
<b>MRA Code</b>	1 Test		
<b>Adusted R</b>	0.8445		
<b>Indicated Value</b>	101,765	97.48	Per SqFt

Direct Comparables			
<b>Selection Model</b>	A Adam Test		
<b>Adjustment Model</b>	1 2022 Residential		
<b>Comparables</b>	8		
<b>Indicated Value</b>	139,600		Per SqFt

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	74,495		
<b>Lot Value</b>	95,562		
<b>Indicated Value</b>	170,057	162.89	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>	168		
<b>Total Value</b>	170,225	163.05	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	35877	84		84	24.00		2,016
PATO	SLAB PORCH - OPEN	142423	20x16		320	8.34		2,669



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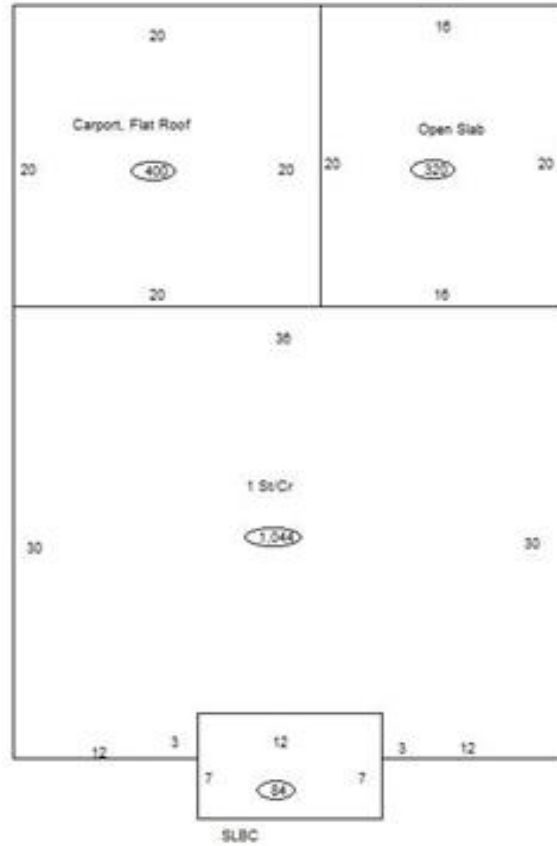
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Sketch Image

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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	1,044	1.000	1,044
2	G	4		10	Carport, Flat Roof	400	1.000	400
3	M	PRCH		10	SLBC	84	1.000	84
4	M	PATO		10	Open Slab	320	1.000	320
<b>Total Building Area</b>						<b>1,044</b>		<b>1,044</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	0x0x0			180
	Qual	2	Cond 3	Year	Eff Age	
<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (4.68 x 180)		842		842	674	168