



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
 Time 23:30:21
 Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660014970 Parcel ID 000000-00-0-10015-001-0012 Cadastral ID 16-21-16-00080 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 13484 KILLIAN, STERLING R 401 S NORMAL CLAREMORE OK 74017-0000 Parcel Location Situs 00401 S NORMAL AVE Subdivision ACADEMY Lot/Block 0012 / 0001 Parcel Size 1.5 - Lots Sec/Twn/Rng 16 / 21 / 16 / 5 Neighborhood 1161 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS																																																																																																																									
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Lot Data	Square-Foot - NBHD 1161 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	0.2765	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	12,046.00 x 5.49 = 66,115	
Factor Value		
Adjustments	1.0000	
Lot Value	66,115	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	R3 Res Nbhd 3
Style	100% 1 1/2 Story Finished
Exterior Wall	75% Veneer, Masonry 25% Frame, Siding, Vinyl
Base/Total Area	1,844 / 2,580
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	10 /
Bed/F/H Bath	2 / 2.5 /
Basement Area	
Garage Type	576 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1966 / 45



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	255,724	99.12	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	2
Indicated Value	209,150 Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	92.59	Total Misc Impr	+ 7,564				
Roofing Adj	+ 3.42	Garage Cost	+ 17,775				
Subfloor Adj	+ 0.00	Total RCN	= 319,820				
Heat/Cool Adj	+ 12.64	Depreciation (50%)	- 159,910				
Plumbing Adj	+ 5.49	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 159,910				
Adj Base Cost	= 114.14	Lot Value	+ 66,115				
Total Area	x 2,580	Indicated Value	= 226,025				
Adjusted Cost	= 294,481	Value Per SqFt	87.61				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	159,910		
Lot Value	66,115		
Indicated Value	226,025	87.61	Per SqFt
Agland Value			
Site Improvements			
Total Value	226,025	87.61	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	35888	25x7		175	26.38		4,617
PATO	SLAB PORCH - OPEN	35890	24x14		336	8.77		2,947



Rogers

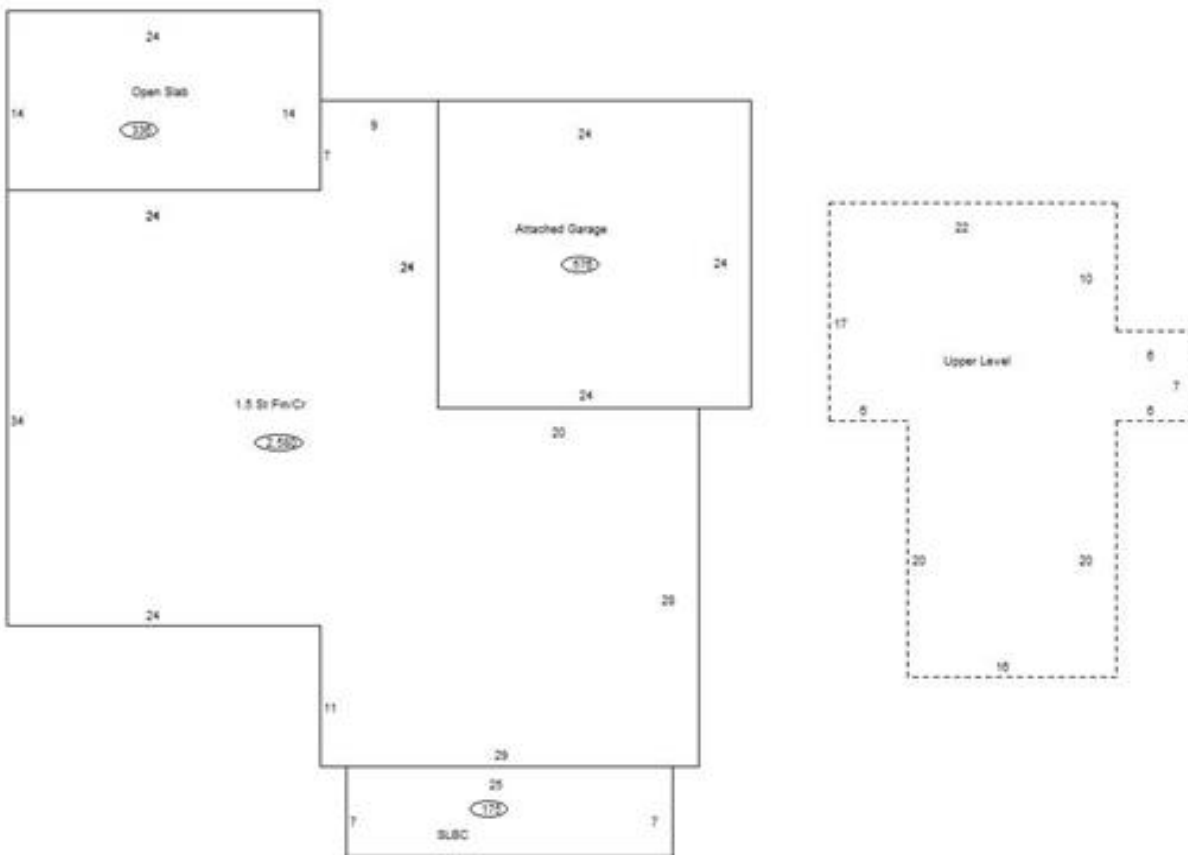
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Sketch Image

660014970



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Crawl	10	1.5 St Fin/Cr	1,844	1.399	2,580
2	G	1		10	Attached Garage	576	1.000	576
3	M	PRCH		10	SLBC	175	1.000	175
4	U	^UL		10	Upper Level	736	1.000	736
5	M	PATO		10	Open Slab	336	1.000	336
Total Building Area						1,844		2,580