




# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
Time 23:30:36  
Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660014990 <b>Parcel ID</b> 000000-00-0-10015-004-0007 <b>Cadastral ID</b> 16-21-16-00270 <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> 339881 DAVIS, DIANNA & DANIEL  20265 S RIVER RANCH RD E CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 00521 S NORMAL AVE <b>Subdivision</b> ACADEMY <b>Lot/Block</b> 0007 / 0004 <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 (238)\IMG_0026.JPG 7/28/2023</p>																																																																																																																				
<b>Legal Description</b> Lot/Long: 36.30424671 -95.60497884 LOT 7 BLOCK 4 ACADEMY																																																																																																																									
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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> 0.1733 <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> 7,549.00 x 5.50 = 41,520 <b>Factor Value</b> <b>Adjustments</b> 1.7500 <b>Lot Value</b> 72,660		 <p>\\tsclient\A\TOMMY DUNLAP\New folder (238)\IMG_0026.JPG 7/28/2023</p>

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	2 - 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>	1,066 / 1,066
<b>Style</b>	100% One Story
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	0
<b>Fixture/RghIn</b>	4 /
<b>Bed/F/H Bath</b>	2 / 1.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	
<b>Remodel</b>	RMA -
<b>Year/Eff Age</b>	1950 / 51

Cost Approach		Manual : 01/2025	
<b>Base Cost</b>	91.87	<b>Total Misc Impr</b>	+ 0
<b>Roofing Adj</b>	+ 4.16	<b>Garage Cost</b>	+ 0
<b>Subfloor Adj</b>	+ 2.43	<b>Total RCN</b>	= 120,948
<b>Heat/Cool Adj</b>	+ 10.30	<b>Depreciation ( 60%)</b>	- 72,569
<b>Plumbing Adj</b>	+ 4.70	<b>Lump Sums</b>	+ 6,392
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 54,771
<b>Adj Base Cost</b>	= 113.46	<b>Lot Value</b>	+ 72,660
<b>Total Area</b>	x 1,066	<b>Indicated Value</b>	= 127,431
<b>Adjusted Cost</b>	= 120,948	<b>Value Per SqFt</b>	119.54

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>	54,120	50.77	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>	118,770 Per SqFt

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	54,771		
<b>Lot Value</b>	72,660		
<b>Indicated Value</b>	127,431	119.54	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>			
<b>Total Value</b>	127,431	119.54	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WODC	WOOD DECK - COVERED	35944	20x6		120	40.69	5%	4,639
WODO	WOOD DECK - OPEN	35945	12x8		96	24.35	25%	1,753



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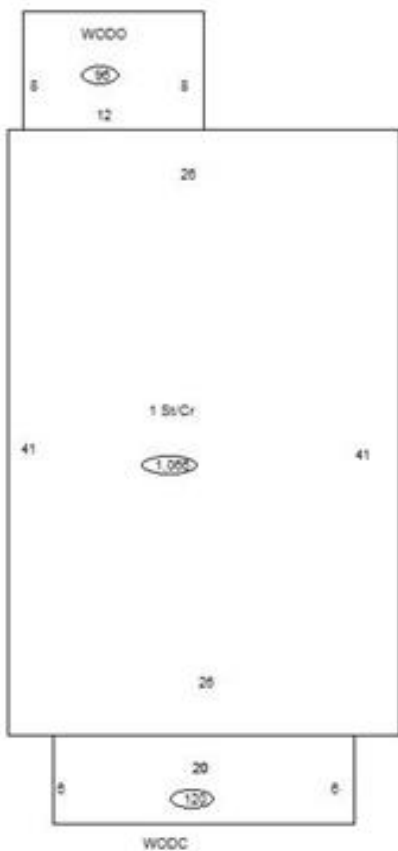
Date 04/16/2026

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Sketch Image

660014990



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	1,066	1.000	1,066
2	M	WODC		10	WODC	120	1.000	120
3	M	WODO		10	WODO	96	1.000	96
<b>Total Building Area</b>						1,066		1,066



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	CP	Carport Dirt	0x0x0			
	Qual	Cond	Year	Eff Age		
<b>Valuation Summary</b>			<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (3.50 x )				