



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
 Time 23:15:36
 Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660015025 Parcel ID 000000-00-0-10280-002-0002 Cadastral ID 16-21-16-00640 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 311744 PASSMORE, MONTE ALAN & DARLENE RANELL PASSMORE-ARMSTRONG 21588 S 4160 RD CLAREMORE OK 74019-0000 Parcel Location Situs 00804 S CHOCTAW PL Subdivision NORFLEET Lot/Block 0002 / 0002 Parcel Size 1 - Lots Sec/Twn/Rng 16 / 21 / 16 / 5 Neighborhood 1161 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS																																																																																																																									
Legal Description Lot/Long: 36.30053786 -95.60837668																																																																																																																									
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 Time 23:15:36
 Page 2

Lot Data	Square-Foot - NBHD 1161 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	0.2493	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	10,857.00 x 5.50 = 59,714	
Factor Value		
Adjustments	1.0000	
Lot Value	59,714	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	R3 Res Nbhd 3
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,148 / 1,148
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,148
Fixture/RghIn	7 /
Bed/F/H Bath	3 / 1.5 /
Basement Area	
Garage Type	392 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	110,693	96.42	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	120,850		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	99.41	Total Misc Impr	+	7,786			
Roofing Adj	+ 4.08	Garage Cost	+	9,796			
Subfloor Adj	+ 0.00	Total RCN	=	156,490			
Heat/Cool Adj	+ 10.30	Depreciation (55%)	-	86,070			
Plumbing Adj	+ 7.21	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	70,420			
Adj Base Cost	= 121.00	Lot Value	+	59,714			
Total Area	x 1,148	Indicated Value	=	130,134			
Adjusted Cost	= 138,908	Value Per SqFt		113.36			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	70,420		
Lot Value	59,714		
Indicated Value	130,134	113.36	Per SqFt
Agland Value			
Site Improvements	5,000		
Total Value	135,134	117.71	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	SLAB PORCH - OPEN	36044	16x3		48	10.24		492
PRCH	SLAB PORCH - COVERED	36045	30x12		360	20.26		7,294



Rogers

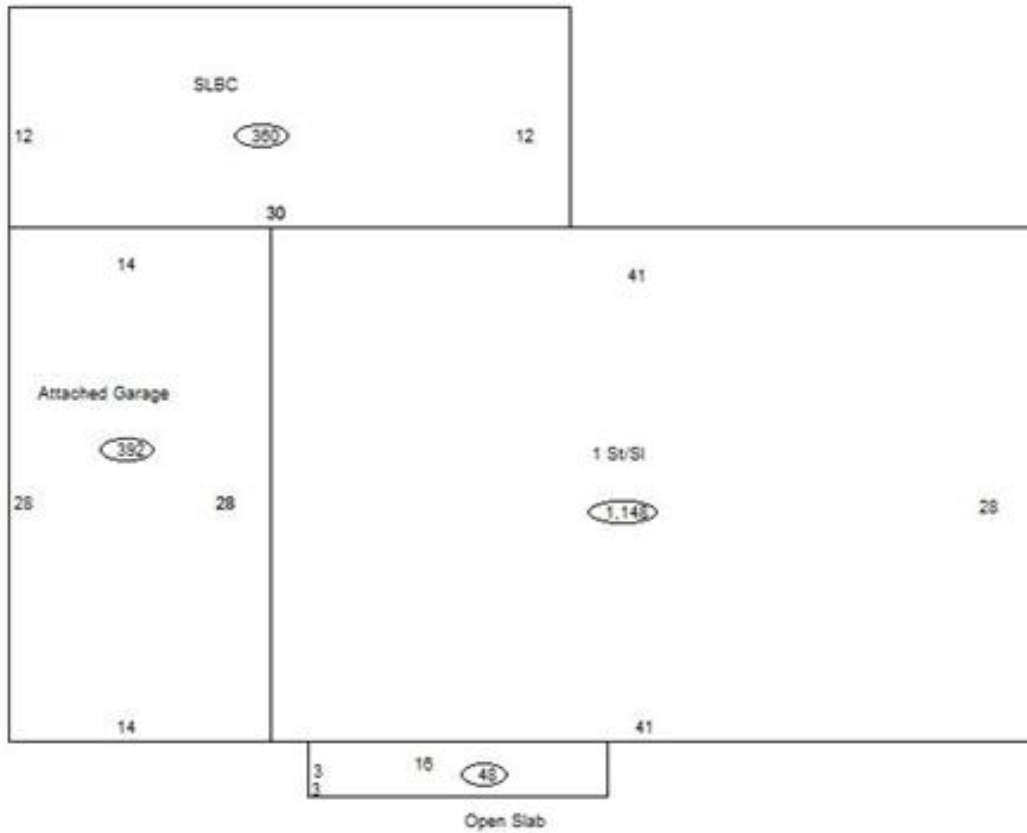
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Date 04/16/2026
 Time 23:15:36
 Page 3

Sketch Image

660015025



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,148	1.000	1,148
2	G	1		10	Attached Garage	392	1.000	392
3	M	PATO		10	Open Slab	48	1.000	48
4	M	PRCH		10	SLBC	360	1.000	360
Total Building Area						1,148		1,148



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Page 4

660015025

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SV	SWIM VINYL	0x0x0			1
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (25,000.00 x 1)		25,000	25,000	20,000	5,000
	STF	STG FAIR	0x0x0			
	Qual 2	Cond	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (4.68 x)					
	STF	STG FAIR	0x0x0			
	Qual 2	Cond	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
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	STF	STG FAIR	0x0x0			
	Qual 2	Cond	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
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