



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 23:15:47
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660015049 Parcel ID 000000-00-0-10280-004-0006 Cadastral ID 16-21-16-00970 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 314573 RLFVF LLC 24802 S WELLS RANCH RD CLAREMORE OK 74019-0000 Parcel Location Situs 00328 FRY Subdivision NORFLEET Lot/Block 0006 / 0004 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: 36.30220335 -95.60852213																																																																																																																									
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Date 04/16/2026
 Time 23:15:47
 Page 2

Lot Data		Square-Foot - NBHD 1161 #1	
Lot Size			
Lot Count	1		
Units Buildable	1		
Non-Ag Acres	0.1993		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	8,680.00 x 5.50 = 47,740		
Factor Value			
Adjustments	1.0000		
Lot Value	47,740		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	R3 Res Nbhd 3
Style	100% One Story
Exterior Wall	10% Veneer, Masonry 90% Frame, Siding, Vinyl
Base/Total Area	1,008 / 1,008
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,008
Fixture/RghIn	7 /
Bed/F/H Bath	3 / 1.0 / 1.0
Basement Area	
Garage Type	576 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1965 / 46

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	114,438	113.53	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	144,030		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	95.59	Total Misc Impr	+	7,055			
Roofing Adj	+ 4.30	Garage Cost	+	13,023			
Subfloor Adj	+ 0.00	Total RCN	=	139,435			
Heat/Cool Adj	+ 10.30	Depreciation (55%)	-	76,689			
Plumbing Adj	+ 8.22	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	62,746			
Adj Base Cost	= 118.41	Lot Value	+	47,740			
Total Area	x 1,008	Indicated Value	=	110,486			
Adjusted Cost	= 119,357	Value Per SqFt		109.61			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	62,746		
Lot Value	47,740		
Indicated Value	110,486	109.61	Per SqFt
Agland Value			
Site Improvements			
Total Value	110,486	109.61	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	36131	14x4		56	21.12		1,183
PRCH	SLAB PORCH - COVERED	36132	24x12		288	20.39		5,872



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 Time 23:15:47
 Page 3

Sketch Image

660015049



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,008	1.000	1,008
2	G	1		10	Attached Garage	576	1.000	576
3	M	PRCH		10	SLBC	56	1.000	56
4	M	PRCH		10	SLBC	288	1.000	288
Total Building Area						1,008		1,008



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Page 4

660015049

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	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)						