



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
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Assessment Data					Primary Image																																																																																																																				
Account 660015074 Parcel ID 000000-00-0-10010-142-0003 Cadastral ID 16-21-16-01230 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 308081 VANBEBER, EUGINE R LIVING TRUST 20597 S 4110 RD CLAREMORE OK 74019-0000 Parcel Location Situs 00305 S CHOCTAW AVE Subdivision CLAREMORE O T Lot/Block 0003 / 0142 Parcel Size 1 - Lots Sec/Twn/Rng 16 / 21 / 16 / 5 Neighborhood 1177 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS					<p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-8-11\IMG_003; 8/11/2023</p>																																																																																																																				
Legal Description Lot/Long: 36.30716835 -95.60974242 LOT 3 BLOCK 142 CLAREMORE O T																																																																																																																									
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Lot Data		Square-Foot - NBHD 1177 #1	
Lot Size			
Lot Count			
Units Buildable	9030		
Non-Ag Acres	0.1655		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		
Method	Square-Foot		
Base Lot Value	7,210.00 x 3.66 = 26,409		
Factor Value			
Adjustments			
Lot Value	26,409		



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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	80% Veneer, Stone 20% Frame, Siding, Wood
Base/Total Area	1,008 / 1,008
Style	100% One Story
HVAC	100% Floor Furnace
Roof Cover	1 Composition Shingle
Area on Slab	1,008
Fixture/RghIn	4 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1950 / 57

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	51,273	50.87	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	62,630		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	106.25	Total Misc Impr	+	32,154			
Roofing Adj	+ 4.21	Garage Cost	+				
Subfloor Adj	+ 0.00	Total RCN	=	150,171			
Heat/Cool Adj	+ 1.65	Depreciation (65%)	-	97,611			
Plumbing Adj	+ 4.97	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	52,560			
Adj Base Cost	= 117.08	Lot Value	+	26,409			
Total Area	x 1,008	Indicated Value	=	78,969			
Adjusted Cost	= 118,017	Value Per SqFt		78.34			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	52,560		
Lot Value	26,409		
Indicated Value	78,969	78.34	Per SqFt
Agland Value			
Site Improvements			
Total Value	78,969	78.34	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	4,576.55		4,577
EPSW	ENCLOSED PORCH - SOLID WALL	36206	29x8		232	54.08		12,547
EPSW	ENCLOSED PORCH - SOLID WALL	36207	20x14		280	53.68		15,030



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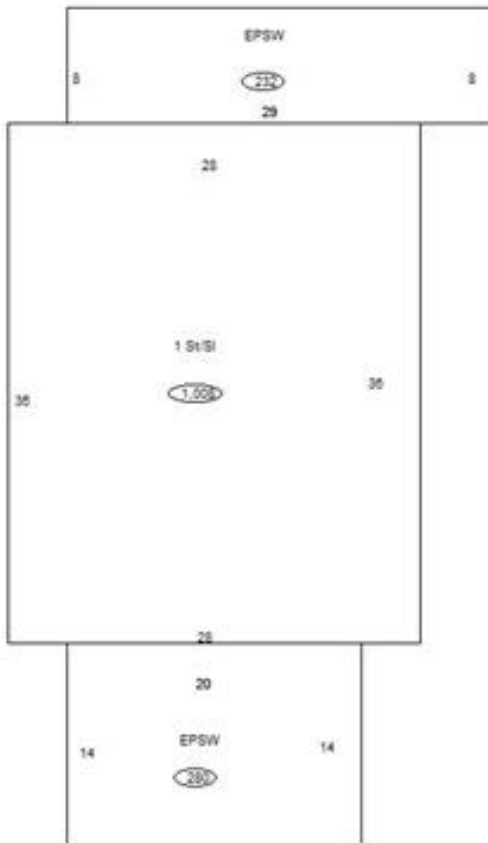
Date 04/16/2026

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Sketch Image

660015074



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	M	EPSW		10	EPSW	232	1.000	232
3	M	EPSW		10	EPSW	280	1.000	280
Total Building Area						1,008		1,008



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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 (0% Phys/ % Func)	RCNLD
		Base Cost (4.68 x)				



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Lot Data	
Lot Size	-
Lot Count	
Units Buildable	1
Non-Ag Acres	0
Topography	
Street Access	
Utilities	
Amenities	LAND QUALITY
Method	
Base Lot Value	
Factor Value	
Adjustments	
Lot Value	



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-8-11\IMG_003: 8/11/2023

Residential Data	
Type	1 Single Family Residence
Condition	2 - Fair
Quality	1 - Low
Architecture	R3 Res Nbhd 3
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	710 / 710
Style	100% One Story
HVAC	100% Floor Furnace
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	4 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1960 / 66

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	27,957	39.38	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	73,020		Per SqFt

Cost Approach				Manual : 01/2025	
Base Cost	94.79	Total Misc Impr	+	0	
Roofing Adj	+ 4.52	Garage Cost	+		
Subfloor Adj	+ 2.89	Total RCN	=	78,256	
Heat/Cool Adj	+ 1.52	Depreciation (72%)	-	56,344	
Plumbing Adj	+ 6.50	Lump Sums	+	1,033	
Basement Adj	+ 0.00	RCNLD	=	22,945	
Adj Base Cost	= 110.22	Lot Value	+		
Total Area	x 710	Indicated Value	=	22,945	
Adjusted Cost	= 78,256	Value Per SqFt		32.32	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	22,945		
Lot Value			
Indicated Value	22,945	32.32	Per SqFt
Agland Value			
Site Improvements	1,084		
Total Value	24,029	33.84	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WODC	WOOD DECK - COVERED	143204	6x4		24	43.05		1,033



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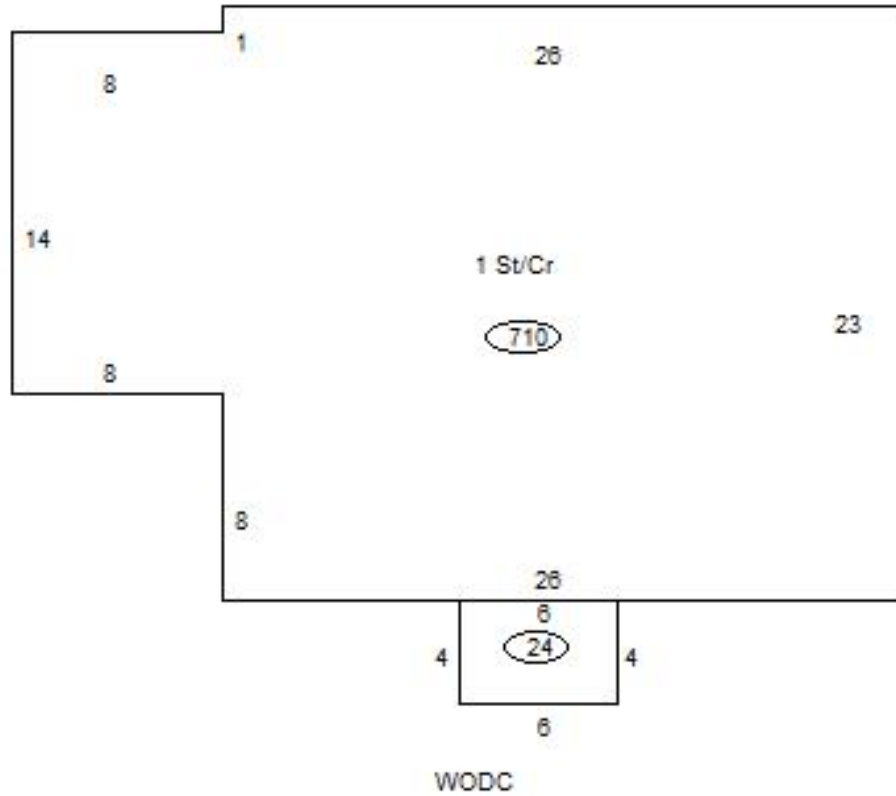
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Sketch Image

660015074



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	710	1.000	710
2	M	WODC		10	WODC	24	1.000	24
Total Building Area						710		710



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	CPDT	CARPORT - DETACHED	14x24x0			336	
	Qual	2	Cond	2	Year	Eff Age	2026
		Valuation Summary	Modifier Total	RCN	Depr (65% Phys/ % Func)	RCNLD	
		Base Cost (9.22 x 336)	3,098		3,098	2,014	1,084