



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 23:22:14
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Assessment Data					Primary Image																																																																																																															
Account 660015092 Parcel ID 000000-00-0-10010-144-0002 Cadastral ID 16-21-16-01410 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 32354 ETTER, LINDA DENISE & FRANK A 17550 E 430 RD CLAREMORE 74017-0000 Parcel Location Situs 00409 E 1ST ST S Subdivision CLAREMORE O T Lot/Block 0002 / 0144 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\2023-8-15\IMG_003 8/15/2023</p>																																																																																																															
Legal Description Lat/Long: 36.30647430 -95.60744287 E2 LOT 1 & W2 LOT 2 BLOCK 144 CLAREMORE O T																																																																																																																				
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Lot Data	Square-Foot - NBHD 1177 #1	Primary Image
Lot Size Lot Count Units Buildable 14700 Non-Ag Acres 0.1733 Topography Street Access Utilities Amenities LAND QUALITY Method Square-Foot Base Lot Value 7,551.00 x 3.63 = 27,398 Factor Value Adjustments 1.8000 Lot Value 49,316		
Residential Data		

Type	1 Single Family Residence
Condition	3 - Average
Quality	1.5 - Low
Architecture	R3 Res Nbhd 3
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,064 / 1,064
Style	100% One Story
HVAC	100% Floor Furnace
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	4 /
Bed/F/H Bath	3 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1950 / 57



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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	40,967	38.50	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	84,940		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	39,006		
Lot Value	49,316		
Indicated Value	88,322	83.01	Per SqFt
Agland Value			
Site Improvements			
Total Value	88,322	83.01	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	85.95	Total Misc Impr	+	6,652			
Roofing Adj	+ 4.00	Garage Cost	+				
Subfloor Adj	+ 2.43	Total RCN	=	111,445			
Heat/Cool Adj	+ 1.59	Depreciation (65%)	-	72,439			
Plumbing Adj	+ 4.52	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	39,006			
Adj Base Cost	= 98.49	Lot Value	+	49,316			
Total Area	x 1,064	Indicated Value	=	88,322			
Adjusted Cost	= 104,793	Value Per SqFt		83.01			

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	36266	25x7		175	20.05		3,509
PRCH	SLAB PORCH - COVERED	36267	10x6		60	20.38		1,223
PATO	SLAB PORCH - OPEN	36268	224		224	8.57		1,920



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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)					
	CP	CARPORT DIRT	0x0x0			
	Qual		Cond	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
	Base Cost (3.50 x)					