



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
Time 23:22:16  
Page 1

Assessment Data					Primary Image																																																																																																																																																																	
<b>Account</b> 660015093 <b>Parcel ID</b> 000000-00-0-10010-144-0003 <b>Cadastral ID</b> 16-21-16-01420 <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> 323951 MCKINNEY, NICKOLAS J  411 E 1ST ST CLAREMORE OK 74017-0000  <b>Parcel Location</b> <b>Situs</b> 00411 E 1ST ST S <b>Subdivision</b> CLAREMORE O T <b>Lot/Block</b> 0003 / 0144 <b>Parcel Size</b> .75 - Lots <b>Sec/Twn/Rng</b> 16 / 21 / 16 / 5 <b>Neighborhood</b> 1177 - R-V01-SW CLAREMORE <b>School District</b> S001 - CLAREMORE SCHOOLS																																																																																																																																																																						
<b>Legal Description</b> Lat/Long: 36.30643273 -95.60735511																																																																																																																																																																						
<b>E2 LOT 2 &amp; W 10' LOT 3 BLOCK 144 CLAREMORE O T</b>					<b>Building Permits</b> <table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td colspan="5"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																																																																																																								
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Lot Data	Square-Foot - NBHD 1177 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> 10475 <b>Non-Ag Acres</b> 0.1939 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> LAND QUALITY  <b>Method</b> Square-Foot <b>Base Lot Value</b> 8,448.00 x 3.55 = 29,999 <b>Factor Value</b> <b>Adjustments</b> <b>Lot Value</b> 29,999		

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	1.5 - Low
<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>	812 / 812
<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>	1951 / 37

\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-8-15\IMG\_003: 8/15/2023

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>	32,433	39.94	Per SqFt

Direct Comparables			
<b>Selection Model</b>	A	Adam Test	
<b>Adjustment Model</b>	1	2022 Residential	
<b>Comparables</b>	3		
<b>Indicated Value</b>	100,960		Per SqFt

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	93.24	<b>Total Misc Impr</b>	+	1,861			
<b>Roofing Adj</b>	+ 4.33	<b>Garage Cost</b>	+				
<b>Subfloor Adj</b>	+ 2.60	<b>Total RCN</b>	=	96,037			
<b>Heat/Cool Adj</b>	+ 9.89	<b>Depreciation ( 48%)</b>	-	46,098			
<b>Plumbing Adj</b>	+ 5.92	<b>Lump Sums</b>	+	1,140			
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	=	51,079			
<b>Adj Base Cost</b>	= 115.98	<b>Lot Value</b>	+	29,999			
<b>Total Area</b>	x 812	<b>Indicated Value</b>	=	81,078			
<b>Adjusted Cost</b>	= 94,176	<b>Value Per SqFt</b>		99.85			

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	51,079		
<b>Lot Value</b>	29,999		
<b>Indicated Value</b>	81,078	99.85	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>			
<b>Total Value</b>	81,078	99.85	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	36270	14x6		84	20.31		1,706
PATO	SLAB PORCH - OPEN	143246	4x4		16	9.69		155
CPF	Carport Flat Roof Cf	143247	20x12		240	4.75		1,140



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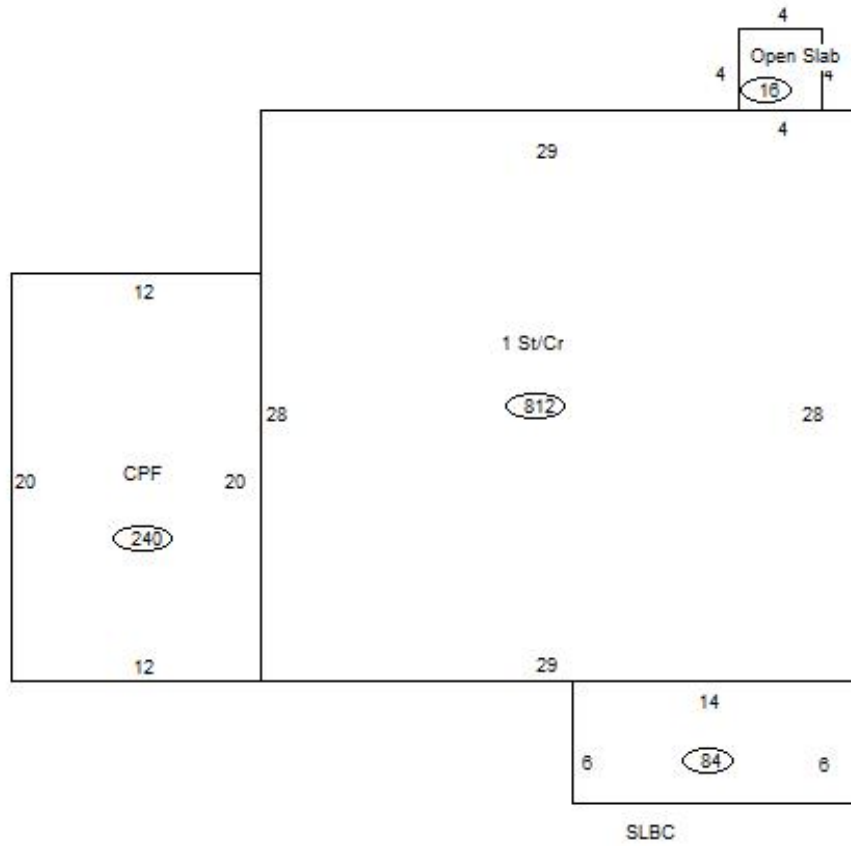
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Sketch Image

660015093



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	812	1.000	812
2	M	PRCH		10	SLBC	84	1.000	84
3	M	PATO		10	Open Slab	16	1.000	16
4	M	CPF		10	CPF	240	1.000	240
<b>Total Building Area</b>						812		812