



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 23:22:20
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660015096 Parcel ID 000000-00-0-10010-144-0004 Cadastral ID 16-21-16-01450 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 267574 MESSIMORE, SHANE A 516 N FLORENCE AVE CLAREMORE OK 74017-7220 Parcel Location Situs 00425 E 1ST ST S Subdivision CLAREMORE O T Lot/Block 0004 / 0144 Parcel Size .66 - Lots Sec/Twn/Rng 16 / 21 / 16 / 5 Neighborhood 1177 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.30616818 -95.60669852 ELY 50' LOT 4 BLOCK 144 CLAREMORE O T																																																																																																																									
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Lot Data	Square-Foot - NBHD 1177 #1	Primary Image
Lot Size Lot Count Units Buildable 8911 Non-Ag Acres 0.1703 Topography Street Access Utilities Amenities LAND QUALITY 1 Method Square-Foot Base Lot Value 7,420.00 x 3.64 = 27,018 Factor Value 6,755 Adjustments Lot Value 33,773		

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, Wood
Base/Total Area	720 / 720
Style	100% One Story
HVAC	100% Forced Air Furnace
Roof Cover	4 Metal, Preformed
Area on Slab	0
Fixture/RghIn	4 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	240 Carport - Gable Roof 1 Stalls
Remodel	
Year/Eff Age	1960 / 50



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	57,401	79.72	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	119,080		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	97.77	Total Misc Impr	+	492			
Roofing Adj	+ 5.31	Garage Cost	+	1,447			
Subfloor Adj	+ 2.74	Total RCN	=	86,395			
Heat/Cool Adj	+ 4.80	Depreciation (59%)	-	50,973			
Plumbing Adj	+ 6.68	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	35,422			
Adj Base Cost	= 117.30	Lot Value	+	33,773			
Total Area	x 720	Indicated Value	=	69,195			
Adjusted Cost	= 84,456	Value Per SqFt		96.10			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	35,422		
Lot Value	33,773		
Indicated Value	69,195	96.10	Per SqFt
Agland Value			
Site Improvements			
Total Value	69,195	96.10	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	36276	6x4		24	20.48		492



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Sketch Image

660015096

Carport, Gable Roof



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	720	1.000	720
2	G	3		10	Carport, Gable Roof	240	1.000	240
3	M	PRCH		10	SLBC	24	1.000	24
Total Building Area						720		720