



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 23:22:29
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Assessment Data					Primary Image																																																																																																																				
Account 660015114 Parcel ID 000000-00-0-10010-152-0011 Cadastral ID 16-21-16-01630 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 326171 ARC FAMILY PROPERTY LLC 21790 COUNTRY RIDGE CT CLAREMORE OK 74019-0000 Parcel Location Situs 00418 S CHICKASAW AVE Subdivision CLAREMORE O T Lot/Block 0011 / 0152 Parcel Size 1.5 - Lots Sec/Twn/Rng 16 / 21 / 16 / 5 Neighborhood 1177 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.30682488 -95.61209844 NLY 70' LOT 10 & ALL LOT 11 BLOCK 152 CLAREMORE O T																																																																																																																									
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Lot Data	Square-Foot - NBHD 1177 #1	Primary Image
Lot Size Lot Count Units Buildable 22797 Non-Ag Acres 0.5263 Topography Street Access Utilities Amenities LAND QUALITY Method Square-Foot Base Lot Value 22,924.00 x 1.91 = 43,676 Factor Value Adjustments Lot Value 43,676		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	R3 Res Nbhd 3
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,080 / 1,080
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,080
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	400 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2015 / 8

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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	173,365	160.52	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	1		
Indicated Value	79,400		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	110.88	Total Misc Impr	+ 4,934				
Roofing Adj	+ 4.68	Garage Cost	+ 11,700				
Subfloor Adj	+ -1.23	Total RCN	= 166,570				
Heat/Cool Adj	+ 11.47	Depreciation (9%)	- 14,991				
Plumbing Adj	+ 13.03	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 151,579				
Adj Base Cost	= 138.83	Lot Value	+ 43,676				
Total Area	x 1,080	Indicated Value	= 195,255				
Adjusted Cost	= 149,936	Value Per SqFt	180.79				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	151,579		
Lot Value	43,676		
Indicated Value	195,255	180.79	Per SqFt
Agland Value			
Site Improvements			
Total Value	195,255	180.79	Total Value Per SqFt

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
PRCH	SLAB PORCH - COVERED	124416	15x7		105	23.94	2,514
PATO	SLAB PORCH - OPEN	124417	12x12		144	10.47	1,508
PATO	SLAB PORCH - OPEN	143194	21x4		84	10.86	912

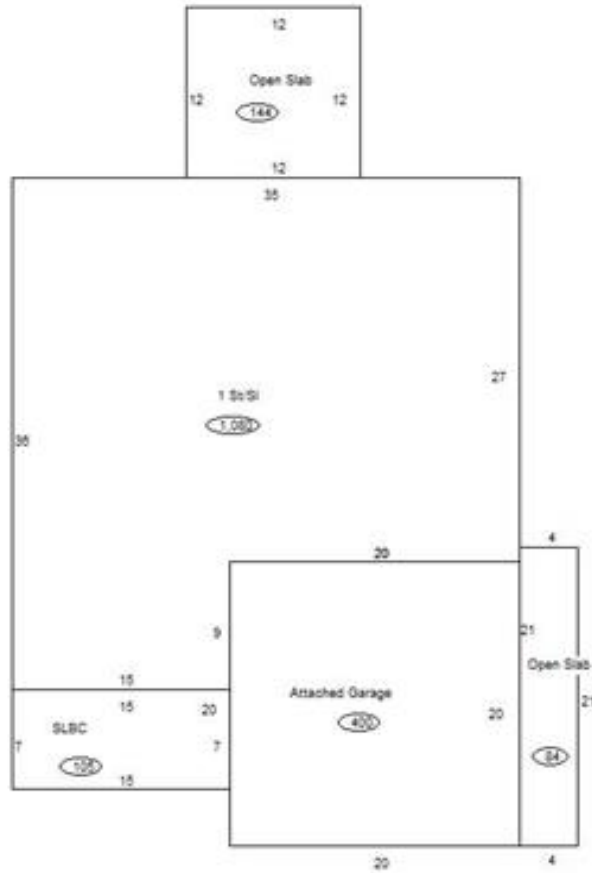


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Sketch Image

660015114



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,080	1.000	1,080
2	G	1		10	Attached Garage	400	1.000	400
3	M	PRCH		10	SLBC	105	1.000	105
4	M	PATO		10	Open Slab	144	1.000	144
5	M	PATO		10	Open Slab	84	1.000	84
Total Building Area						1,080		1,080



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Lot Data		Primary Image	
Lot Size	-		
Lot Count			
Units Buildable	1		
Non-Ag Acres	0		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		
Method			
Base Lot Value			
Factor Value		\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-8-15\IMG_005; 8/15/2023	
Adjustments		GRM Approach	
Lot Value		GRM Code	
Residential Data		Gross Rent 0.00	
Type	1 Single Family Residence	Indicated Value	
Condition	2 - Fair	Multiple Regression	
Quality	1 - Low	MRA Code 1 Test	
Architecture	R3 Res Nbhd 3	Adusted R 0.8445	
Style	100% One Story	Indicated Value 18,666 27.65 Per SqFt	
Exterior Wall	100% Veneer, Stone	Direct Comparables	
Base/Total Area	675 / 675	Selection Model A Adam Test	
Style	100% One Story	Adjustment Model 1 2022 Residential	
HVAC	100% Floor Furnace	Comparables 8	
Roof Cover	1 Composition Shingle	Indicated Value 69,830 Per SqFt	
Area on Slab	0	Value Reconciliation	
Fixture/RghIn	4 /	Selected Approach Cost Approach	
Bed/F/H Bath	2 / 1.0 /	Improvements 18,011	
Basement Area		Lot Value 18,011 26.68 Per SqFt	
Garage Type		Agland Value	
Remodel		Site Improvements 299	
Year/Eff Age	1950 / 76	Total Value 18,310 27.13 Total Value Per SqFt	
Cost Approach		Manual : 01/2025	
Base Cost	109.06	Total Misc Impr	+ 5,983
Roofing Adj	+ 4.37	Garage Cost	+ 0
Subfloor Adj	+ 2.77	Total RCN	= 90,054
Heat/Cool Adj	+ 1.52	Depreciation (80%)	- 72,043
Plumbing Adj	+ 6.83	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 18,011
Adj Base Cost	= 124.55	Lot Value	+ 18,011
Total Area	x 675	Indicated Value	= 18,011
Adjusted Cost	= 84,071	Value Per SqFt	26.68

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
EPSW	ENCLOSED PORCH - SOLID WALL	36323	15x8		120	47.57	5,708
PATO	SLAB PORCH - OPEN	36324	6x5		30	9.15	275



Rogers

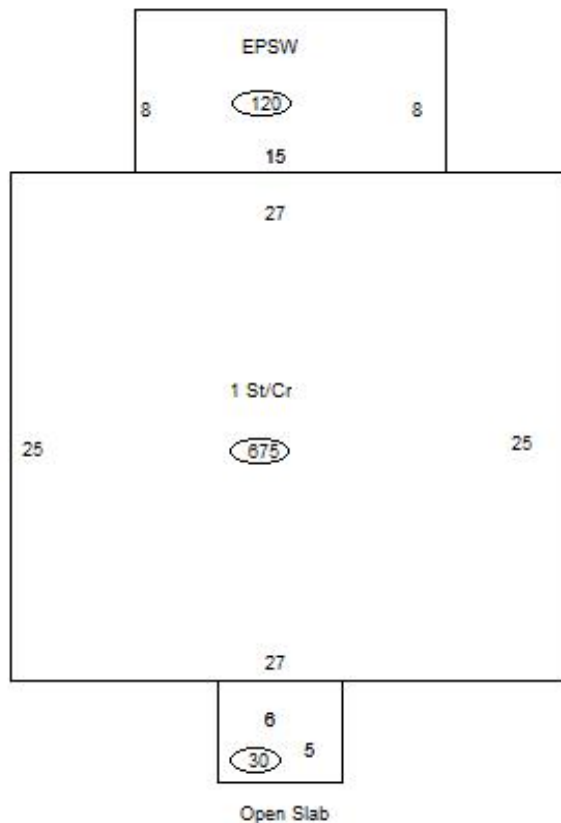
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Sketch Image

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Sketch Vector Information

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1	R	1	Crawl	10	1 St/Cr	675	1.000	675
2	M	EPSW		10	EPSW	120	1.000	120
3	M	PATO		10	Open Slab	30	1.000	30
Total Building Area						675		675



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	10x8x0			80
	Qual	2	Cond	Year	2019	Eff Age
Valuation Summary		Modifier Total		RCN	Depr (20% Phys/ % Func)	RCNLD
Base Cost (4.68 x 80)		374		374	75	299