




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 23:22:36
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660015123 Parcel ID 000000-00-0-10010-153-0006 Cadastral ID 16-21-16-01720 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 308729 WRIGHT, DENNIS 4728 S BOSTON AVE TULSA OK 74105-4416 Parcel Location Situs 00426 S FLORENCE AVE Subdivision CLAREMORE O T Lot/Block 0006 / 0153 Parcel Size 1.5 - 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_005 8/15/2023</p>																																																																																																																				
Legal Description Lat/Long: 36.30592666 -95.61169001																																																																																																																									
PT LOTS 5 & 6 DESC AS BEG AT SW/C LOT 5 NELY ALG NW L/L LOT 5 & 6, 98.6' TO PT ON NW L/L LOT 6 SLY AT RT ANG 65' TO PT SWLY AT RT ANG TO A PT ON S/L OF LOT 5 W ALG S/L TO POB BLOCK 153 CLAREMORE O T					Building Permits <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> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																																																											
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Lot Data		Square-Foot - NBHD 1177 #1		Primary Image				
Lot Size								
Lot Count								
Units Buildable	6958							
Non-Ag Acres	0.1089							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY							
Method	Square-Foot							
Base Lot Value	4,744.00 x 4.00 = 18,976							
Factor Value								
Adjustments								
Lot Value	18,976			<p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-8-15\IMG_005 8/15/2023</p>				
Residential Data				GRM Approach				
Type	1 Single Family Residence			GRM Code				
Condition	2.5 - Fair			Gross Rent 0.00				
Quality	1.5 - Low			Indicated Value				
Architecture	R3 Res Nbhd 3			Multiple Regression				
Style	100% One Story			MRA Code 1 Test				
Exterior Wall	100% Frame, Siding, Wood			Adusted R 0.8445				
Base/Total Area	865 / 865			Indicated Value 33,642 38.89 Per SqFt				
Style	100% One Story			Direct Comparables				
HVAC	100% Floor Furnace			Selection Model A Adam Test				
Roof Cover	4 Metal, Preformed			Adjustment Model 1 2022 Residential				
Area on Slab	0			Comparables 8				
Fixture/RghIn	4 /			Indicated Value 63,010 Per SqFt				
Bed/F/H Bath	2 / 1.0 /			Value Reconciliation				
Basement Area				Selected Approach Cost Approach				
Garage Type				Improvements 26,314				
Remodel				Lot Value 18,976				
Year/Eff Age	1950 / 67			Indicated Value 45,290 52.36 Per SqFt				
Cost Approach Manual : 01/2025				Agland Value				
Base Cost	97.51	Total Misc Impr	+ 0	Site Improvements				
Roofing Adj	+ 5.29	Garage Cost	+ 0	Total Value 45,290 52.36 Total Value Per SqFt				
Subfloor Adj	+ 2.72	Total RCN	= 97,460					
Heat/Cool Adj	+ 1.59	Depreciation (73%)	- 71,146					
Plumbing Adj	+ 5.56	Lump Sums	+ 0					
Basement Adj	+ 0.00	RCNLD	= 26,314					
Adj Base Cost	= 112.67	Lot Value	+ 18,976					
Total Area	x 865	Indicated Value	= 45,290					
Adjusted Cost	= 97,460	Value Per SqFt	52.36					
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WODC	WOOD DECK - COVERED	36331	16x7		112	39.12	100%	



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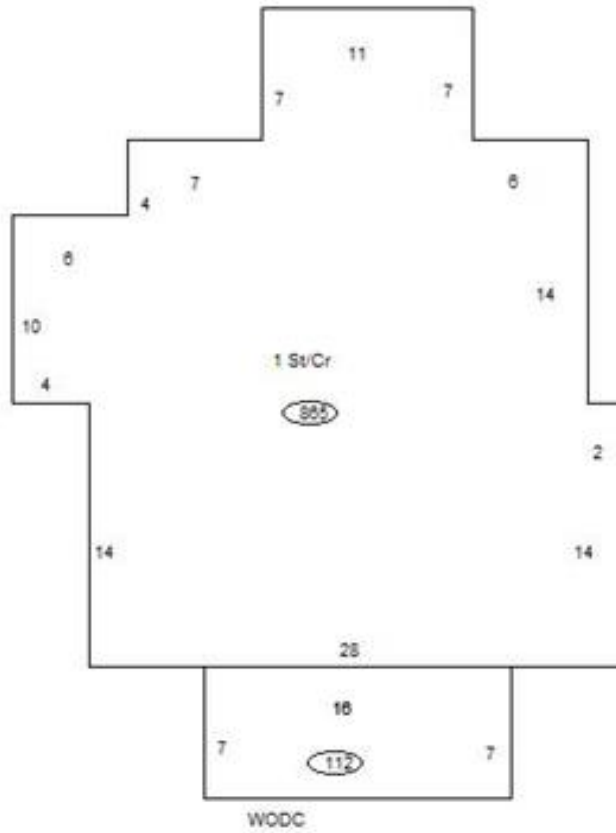
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Sketch Image

660015123



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	865	1.000	865
2	M	WODC		10	WODC	112	1.000	112
Total Building Area						865		865