



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 23:24:48
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Assessment Data					Primary Image																																																																																																																				
Account 660015145 Parcel ID 000000-00-0-10080-001-0019 Cadastral ID 16-21-16-01940 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 338267 MCCLELLAND, ERIN & LISA LIVING TRUST 523 S MARYLAND AVE CLAREMORE OK 74017-0000 Parcel Location Situs 00523 S MARYLAND AVE Subdivision DENNISON Lot/Block 0019 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 16 / 21 / 16 / 5 Neighborhood 1161 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS																																																																																																																									
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Lot Data	Square-Foot - NBHD 1161 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	0.1414	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	6,160.00 x 5.50 = 33,880	
Factor Value		
Adjustments	1.0000	
Lot Value	33,880	

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% Frame, Siding, Wood
Base/Total Area	1,639 / 1,639
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,639
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	2002 / 18



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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	154,604	94.33	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	3		
Indicated Value	173,340		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	148,021		
Lot Value	33,880		
Indicated Value	181,901	110.98	Per SqFt
Agland Value			
Site Improvements	3,072		
Total Value	184,973	112.86	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	91.67	Total Misc Impr	+	1,564			
Roofing Adj	+ 4.25	Garage Cost	+				
Subfloor Adj	+ -1.15	Total RCN	=	189,770			
Heat/Cool Adj	+ 11.47	Depreciation (22%)	-	41,749			
Plumbing Adj	+ 8.59	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	148,021			
Adj Base Cost	= 114.83	Lot Value	+	33,880			
Total Area	x 1,639	Indicated Value	=	181,901			
Adjusted Cost	= 188,206	Value Per SqFt		110.98			

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	36376	13x5		65	24.06		1,564



Rogers

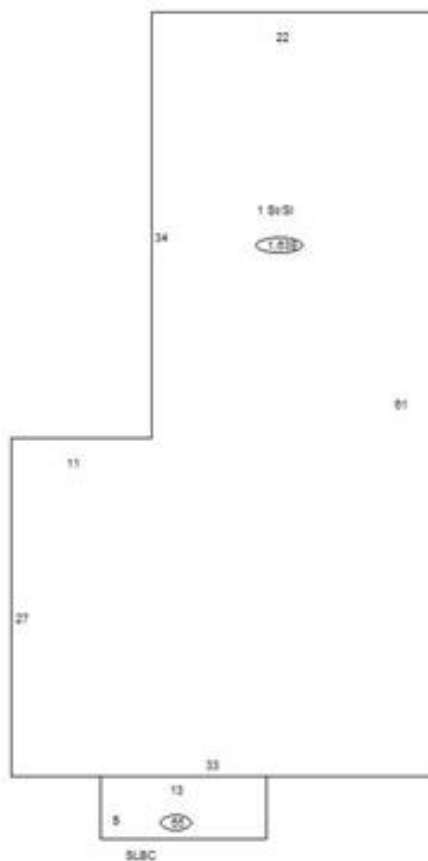
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Sketch Image

660015145



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,639	1.000	1,639
2	M	PRCH		10	SLBC	65	1.000	65
Total Building Area						1,639		1,639



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	DTGF	DETACHED GARAGE FAIR	0x0x0			320	
	Qual	2	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total		RCN	Depr (40% Phys/ % Func)	RCNLD
	Base Cost (16.00 x 320)		5,120		5,120	2,048	3,072
	CP	CARPORT DIRT	0x0x0				
	Qual		Cond	Year	Eff Age		
	Valuation Summary		Modifier Total		RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (3.50 x)						