



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
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Assessment Data					Primary Image																																																																																																																				
Account 660015188 Parcel ID 000000-00-0-10405-001-0025 Cadastral ID 16-21-16-02360 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 329884 AVTALE PROPERTIES LLC 501 S LYNN RIGGS BLVD STE A CLAREMORE OK 74017-0000 Parcel Location Situs 00733 S CHICKASAW AVE Subdivision SOUTHSIDE Lot/Block 0025 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 16 / 21 / 16 / 5 Neighborhood 1161 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS																																																																																																																									
Legal Description Lot/Long: 36.30216836 -95.61319259																																																																																																																									
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Lot Data	Square-Foot - NBHD 1161 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	0.1107	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	4,820.00 x 5.50 = 26,510	
Factor Value		
Adjustments	1.0000	
Lot Value	26,510	

Residential Data	
Type	1 Single Family Residence
Condition	2 - Fair
Quality	2 - Fair
Architecture	R3 Res Nbhd 3
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	1,635 / 1,635
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1960 / 66

Cost Approach		Manual : 01/2025	
Base Cost	84.04	Total Misc Impr	+ 509
Roofing Adj	+ 3.81	Garage Cost	+ 509
Subfloor Adj	+ 2.31	Total RCN	= 174,146
Heat/Cool Adj	+ 10.30	Depreciation (72%)	- 125,385
Plumbing Adj	+ 5.74	Lump Sums	+ 1,455
Basement Adj	+ 0.00	RCNLD	= 50,216
Adj Base Cost	= 106.20	Lot Value	+ 26,510
Total Area	x 1,635	Indicated Value	= 76,726
Adjusted Cost	= 173,637	Value Per SqFt	46.93

\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-8-7\IMG_0028. 8/7/2023

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	91,742	56.11	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	112,730 Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	50,216		
Lot Value	26,510		
Indicated Value	76,726	46.93	Per SqFt
Agland Value			
Site Improvements	2,051		
Total Value	78,777	48.18	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	36468	6x4		24	21.22		509
WODC	WOOD DECK - COVERED	36469	17x7		119	40.77	70%	1,455



Rogers

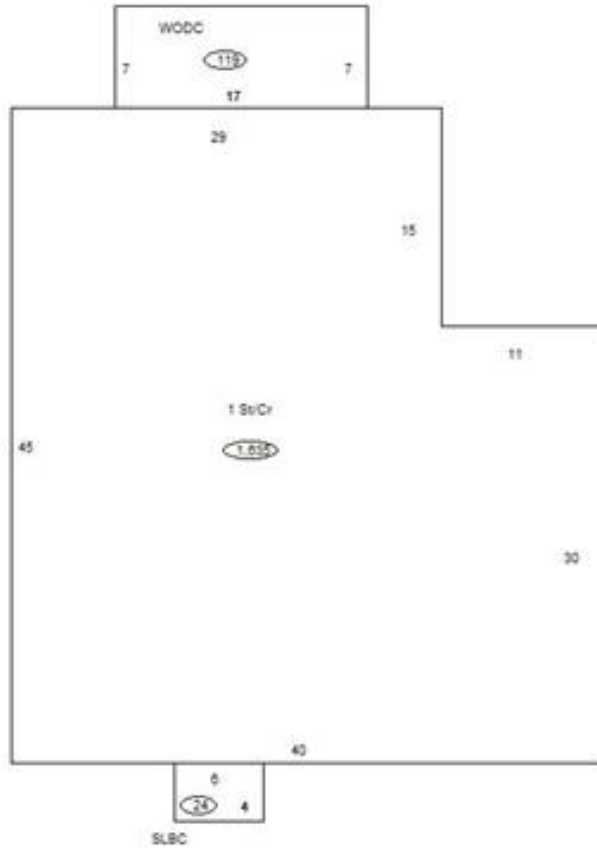
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	1,635	1.000	1,635
2	M	PRCH		10	SLBC	24	1.000	24
3	M	WODC		10	WODC	119	1.000	119
Total Building Area						1,635		1,635



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	0x0x0			160
	Qual 2	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (31.28 x 160)	5,005		5,005	4,004	1,001
	STF	STG FAIR	0x0x0			
	Qual 2	Cond	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (4.68 x)					
	CP	Carport Dirt	12x20x0			240
	Qual 2	Cond 2	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
	Base Cost (3.50 x 240)	840		840		840
	LT	LEAN-TO	8x9x0			72
	Qual 2	Cond 2	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
	Base Cost (2.92 x 72)	210		210		210