



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 660015194 Parcel ID 000000-00-0-10405-002-0012 Cadastral ID 16-21-16-02420 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 311523 D & B LONG LLC 1412 N CHOCTAW PL CLAREMORE OK 74017-0000 Parcel Location Situs 00102 E PAYNE ST Subdivision SOUTHSIDE Lot/Block 0012 / 0002 Parcel Size 2 - Lots Sec/Twn/Rng 16 / 21 / 16 / 5 Neighborhood 1161 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS																																																																																																																									
Legal Description Lot/Long: 36.30398971 -95.61244290																																																																																																																									
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Lot Data	Square-Foot - NBHD 1161 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	0.2956	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	12,875.00 x 5.30 = 68,188	
Factor Value		
Adjustments	1.0000	
Lot Value	68,188	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	R3 Res Nbhd 3
Style	100% One Story
Exterior Wall	25% Veneer, Masonry 75% Frame, Siding, Metal
Base/Total Area	1,212 / 1,212
Style	100% One Story
HVAC	100% Wall Furnace
Roof Cover	1 Composition Shingle
Area on Slab	1,212
Fixture/RghIn	7 /
Bed/F/H Bath	1 / 1.5 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1961 / 49

\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-8-7\IMG_0035. 8/7/2023

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	77,387	63.85	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	103,210		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	56,618		
Lot Value	68,188		
Indicated Value	124,806	102.98	Per SqFt
Agland Value			
Site Improvements	7,659		
Total Value	132,465	109.29	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	95.16	Total Misc Impr	+	5,206			
Roofing Adj	+ 4.17	Garage Cost	+				
Subfloor Adj	+ 0.00	Total RCN	=	134,805			
Heat/Cool Adj	+ 0.76	Depreciation (58%)	-	78,187			
Plumbing Adj	+ 6.84	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	56,618			
Adj Base Cost	= 106.93	Lot Value	+	68,188			
Total Area	x 1,212	Indicated Value	=	124,806			
Adjusted Cost	= 129,599	Value Per SqFt		102.98			

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	36483	126		126	20.90		2,633
PRCH	SLAB PORCH - COVERED	36484	10x7		70	21.07		1,475
PATO	SLAB PORCH - OPEN	142575	12x9		108	10.17		1,098



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	STF	STG FAIR	0x0x0			288	
	Qual 2	Cond 3	Year	Eff Age			
	Valuation Summary		Modifier Total		RCN	Depr (50% Phys/ % Func)	RCNLD
	Base Cost (4.68 x 288)		1,348		1,348	674	674
	DTGF	DETACHED GARAGE FAIR	0x0x0			726	
	Qual 2	Cond 3	Year	Eff Age			
	Valuation Summary		Modifier Total		RCN	Depr (50% Phys/ % Func)	RCNLD
	Base Cost (16.00 x 726)		11,616		11,616	5,808	5,808
	LT	LEAN-TO	13x31x0			403	
	Qual 2	Cond 2	Year	Eff Age			
	Valuation Summary		Modifier Total		RCN	Depr (0% Phys/ % Func)	RCNLD
	Base Cost (2.92 x 403)		1,177		1,177		1,177