



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 06:58:01
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660015195 Parcel ID 000000-00-0-10405-002-0014 Cadastral ID 16-21-16-02430 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 338195 KENNEL, REBEKAH ANN 525 S FLORENCE AVE CLAREMORE OK 74017-0000 Parcel Location Situs 00525 S FLORENCE AVE Subdivision SOUTHSIDE Lot/Block 0014 / 0002 Parcel Size 1.5 - Lots Sec/Twn/Rng 16 / 21 / 16 / 5 Neighborhood 1161 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS																																																																																																																									
Legal Description Lot/Long: 36.30393001 -95.61185364																																																																																																																									
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Lot Data		Square-Foot - NBHD 1161 #1	
Lot Size			
Lot Count	1		
Units Buildable	1		
Non-Ag Acres	0.241		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	10,496.00 x 5.50 = 57,728		
Factor Value			
Adjustments	1.0000		
Lot Value	57,728		



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Residential Data	
Type	5 Duplex
Condition	3 - Average
Quality	2.5 - Fair
Architecture	R3 Res Nbhd 3
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,668 / 1,668
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,668
Fixture/RghIn	17 /
Bed/F/H Bath	4 / 4.0 /
Basement Area	
Garage Type	880 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2000 / 20

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	229,379	137.52	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	1		
Indicated Value	190,000		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	106.68	Total Misc Impr	+ 14,640
Roofing Adj	+ 3.94	Garage Cost	+ 29,102
Subfloor Adj	+ -0.40	Total RCN	= 267,187
Heat/Cool Adj	+ 11.22	Depreciation (30%)	- 80,156
Plumbing Adj	+ 12.52	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 187,031
Adj Base Cost	= 133.96	Lot Value	+ 57,728
Total Area	x 1,668	Indicated Value	= 244,759
Adjusted Cost	= 223,445	Value Per SqFt	146.74

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	187,031		
Lot Value	57,728		
Indicated Value	244,759	146.74	Per SqFt
Agland Value			
Site Improvements			
Total Value	244,759	146.74	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	36487	19x4		76	25.83		1,963
PRCH	SLAB PORCH - COVERED	36488	14x4		56	25.90		1,450
PRCH	SLAB PORCH - COVERED	36490	23x12		276	25.75		7,107
PRCH	SLAB PORCH - COVERED	36491	20x8		160	25.75		4,120



Rogers

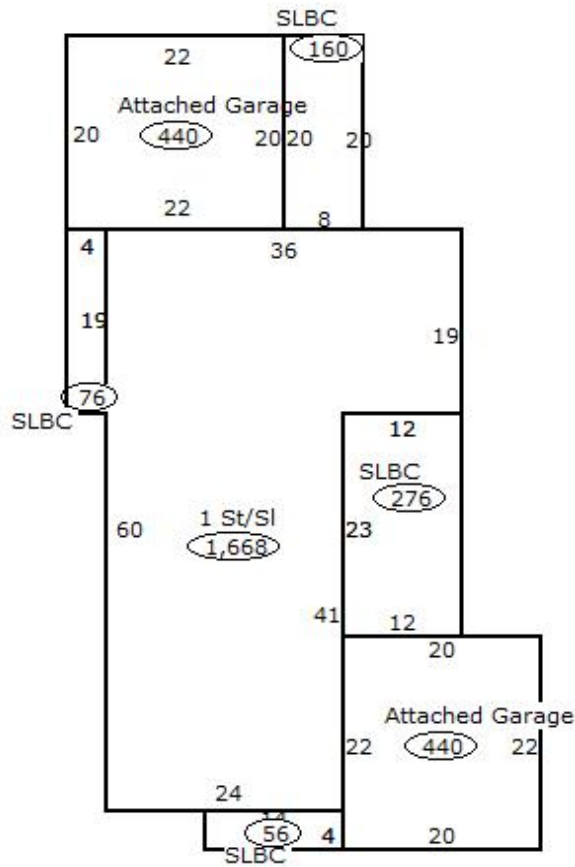
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Sketch Image

660015195



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1 St/Sl	1,668	1.000	1,668
2	G	1		20	Attached Garage	440	1.000	440
3	M	PRCH		20	SLBC	76	1.000	76
4	M	PRCH		20	SLBC	56	1.000	56
5	G	1		20	Attached Garage	440	1.000	440
6	M	PRCH		20	SLBC	276	1.000	276
7	M	PRCH		20	SLBC	160	1.000	160
Total Building Area						1,668		1,668