



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
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Assessment Data					Primary Image																																																																																																																				
Account 660015308 Parcel ID 000000-00-0-10410-003-0009 Cadastral ID 16-21-16-06200 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 326520 MASON, STEVEN W & AMANDA J 903 S FLORENCE AVE CLAREMORE OK 74017-8804 Parcel Location Situs 00903 S FLORENCE AVE Subdivision SPRING MILL SOUTH Lot/Block 0009 / 0003 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: 36.29929285 -95.61162909 LOT 9 BLOCK 3 SPRINGMILL SOUTH																																																																																																																									
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Lot Data		Square-Foot - NBHD 1161 #1	
Lot Size			
Lot Count	1		
Units Buildable	1		
Non-Ag Acres	0.2402		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	10,463.00 x 5.50 = 57,547		
Factor Value			
Adjustments	1.0000		
Lot Value	57,547		



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-8-15\IMG_000! 8/15/2023

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,648 / 1,648
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,648
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	480 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1980 / 35

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	150,506	91.33	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	156,890		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	97.32	Total Misc Impr	+ 8,674				
Roofing Adj	+ 3.99	Garage Cost	+ 11,285				
Subfloor Adj	+ 0.00	Total RCN	= 219,795				
Heat/Cool Adj	+ 10.30	Depreciation (46%)	- 101,106				
Plumbing Adj	+ 9.65	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 118,689				
Adj Base Cost	= 121.26	Lot Value	+ 57,547				
Total Area	x 1,648	Indicated Value	= 176,236				
Adjusted Cost	= 199,836	Value Per SqFt	106.94				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	118,689		
Lot Value	57,547		
Indicated Value	176,236	106.94	Per SqFt
Agland Value			
Site Improvements			
Total Value	176,236	106.94	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	36794	400		400	20.20		8,080
PRCH	SLAB PORCH - COVERED	36795	7x4		28	21.20		594



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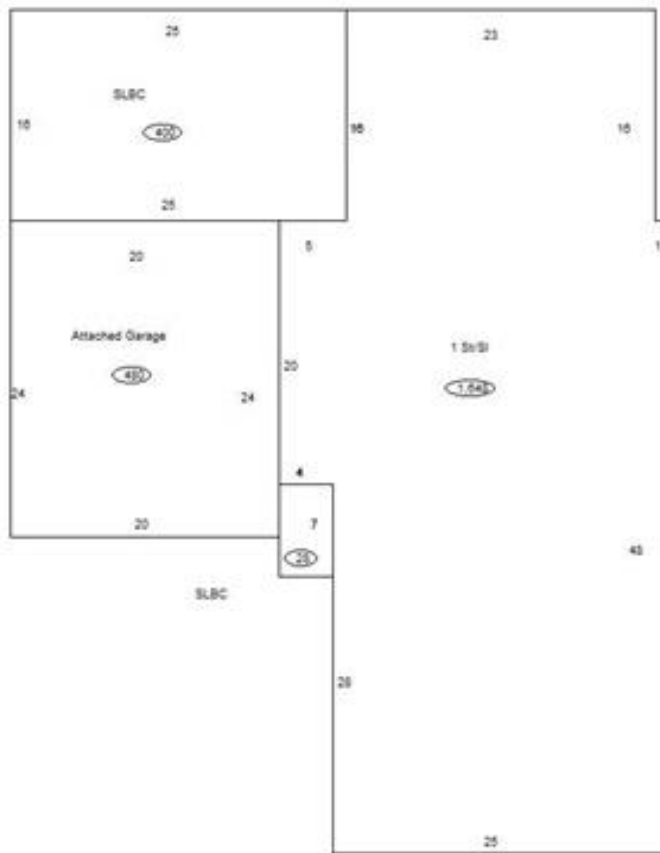
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Sketch Image

660015308



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,648	1.000	1,648
2	G	1		10	Attached Garage	480	1.000	480
3	M	PRCH		10	SLBC	400	1.000	400
4	M	PRCH		10	SLBC	28	1.000	28
Total Building Area						1,648		1,648



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	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)						