



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 23:18:18
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Assessment Data					Primary Image																																																																																																																				
Account 660015364 Parcel ID 000000-00-0-10415-003-0003 Cadastral ID 16-21-16-06760 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 322630 CLARK, EVAN 1106 S FLORENCE AVE CLAREMORE OK 74017-0000 Parcel Location Situs 01106 N FLORENCE AVE Subdivision SPRING MILL SOUTH II Lot/Block 0003 / 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: 36.29713042 -95.61117097																																																																																																																									
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Lot Data	Square-Foot - NBHD 1161 #1	Primary Image
Lot Size Lot Count 1 Units Buildable 1 Non-Ag Acres 0.2056 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 8,956.00 x 5.50 = 49,258 Factor Value Adjustments 1.0000 Lot Value 49,258		

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	20% Veneer, Masonry 80% Frame, Siding, Vinyl
Base/Total Area	1,100 / 1,100
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,100
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	500 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1985 / 31

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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	143,779	130.71	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	150,470 Per SqFt

Cost Approach				Manual : 01/2025	
Base Cost	100.99	Total Misc Impr	+	4,706	
Roofing Adj	+ 4.60	Garage Cost	+	13,720	
Subfloor Adj	+ -1.22	Total RCN	=	159,930	
Heat/Cool Adj	+ 11.47	Depreciation (41%)	-	65,571	
Plumbing Adj	+ 12.80	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	94,359	
Adj Base Cost	= 128.64	Lot Value	+	49,258	
Total Area	x 1,100	Indicated Value	=	143,617	
Adjusted Cost	= 141,504	Value Per SqFt		130.56	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	94,359		
Lot Value	49,258		
Indicated Value	143,617	130.56	Per SqFt
Agland Value			
Site Improvements			
Total Value	143,617	130.56	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	37007	24x6		144	23.78		3,424
PATO	SLAB PORCH - OPEN	37008	12x10		120	10.68		1,282



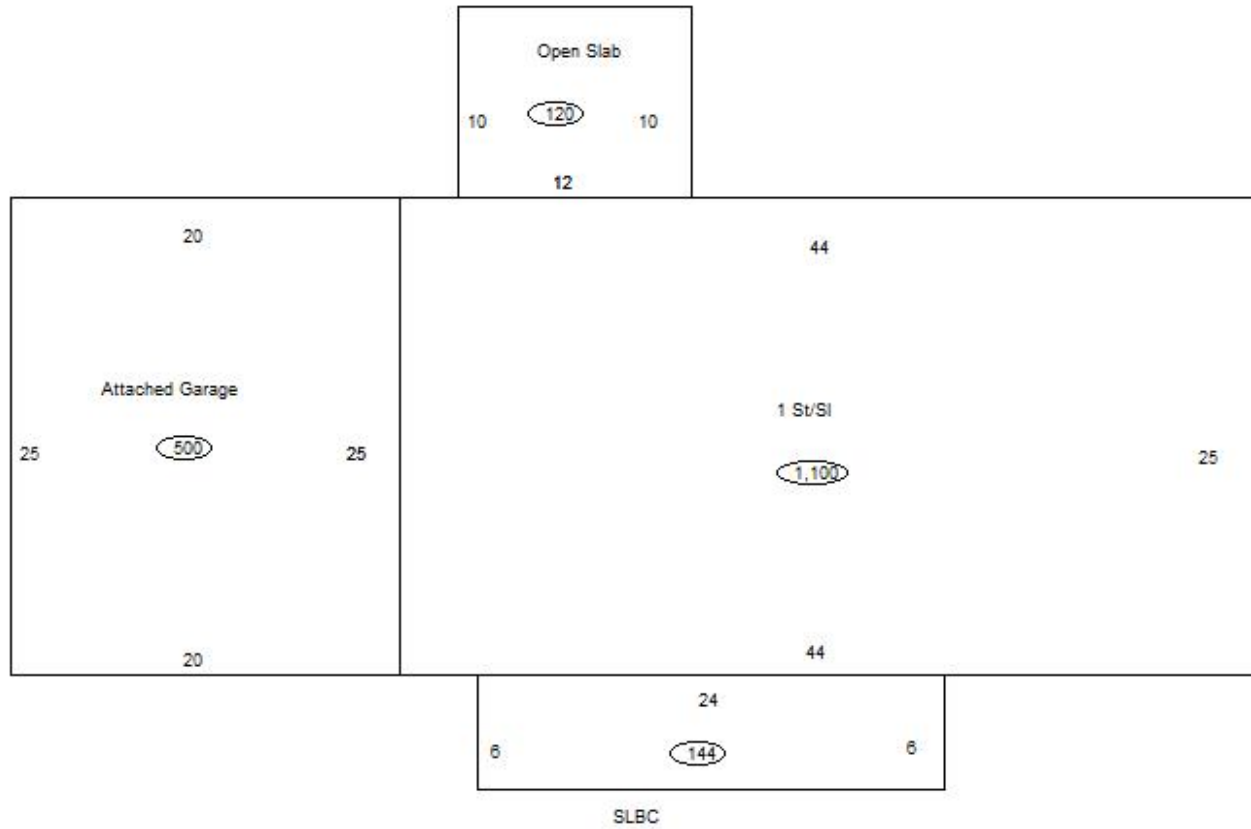
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,100	1.000	1,100
2	G	1		10	Attached Garage	500	1.000	500
3	M	PRCH		10	SLBC	144	1.000	144
4	M	PATO		10	Open Slab	120	1.000	120
Total Building Area						1,100		1,100



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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)				