



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 07:02:33
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660015370 Parcel ID 000000-00-0-10155-001-0007 Cadastral ID 16-21-16-06820 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 259563 STIMSON, TERRANCE J & BONNIE J 1324 W OKLAHOMA ST CLAREMORE OK 74019-0000 Parcel Location Situs 00214 S PERDUE AVE Subdivision HICKS Lot/Block 0007 / 0001 Parcel Size 1.25 - Lots Sec/Twn/Rng 16 / 21 / 16 / 5 Neighborhood 1161 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS																																																																																																																									
Legal Description Lot/Long: 36.30654656 -95.60569290																																																																																																																									
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Lot Data		Square-Foot - NBHD 1161 #1	
Lot Size			
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.246		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	10,718.00 x 5.50 = 58,949		
Factor Value			
Adjustments	1.0000		
Lot Value	58,949		



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Residential Data	
Type	5 Duplex
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	90% Veneer, Masonry 10% Frame, Siding, Wood
Base/Total Area	2,470 / 2,470
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,470
Fixture/RghIn	/
Bed/F/H Bath	6 / 4.0 /
Basement Area	
Garage Type	528 Attached Garage - Finished
Remodel	
Year/Eff Age	2021 / 4

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adjusted R	0.8445
Indicated Value	283,992 114.98 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	
Indicated Value	

Value Reconciliation

Selected Approach	Cost Approach
Improvements	271,983
Lot Value	58,949
Indicated Value	330,932 133.98 Per SqFt
Agland Value	
Site Improvements	
Total Value	330,932 133.98 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	102.70	Total Misc Impr	+ 7,742
Roofing Adj	+ 3.59	Garage Cost	+ 21,463
Subfloor Adj	+ -0.40	Total RCN	= 335,781
Heat/Cool Adj	+ 11.22	Depreciation (19%)	- 63,798
Plumbing Adj	+ 7.01	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 271,983
Adj Base Cost	= 124.12	Lot Value	+ 58,949
Total Area	x 2,470	Indicated Value	= 330,932
Adjusted Cost	= 306,576	Value Per SqFt	133.98

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	151622	7x6		42	25.95		1,090
PRCH	Slab Porch - Covered	151623	7x6		42	25.95		1,090
PRCH	Slab Porch - Covered	151624	108		108	25.75		2,781
PRCH	Slab Porch - Covered	151625	108		108	25.75		2,781



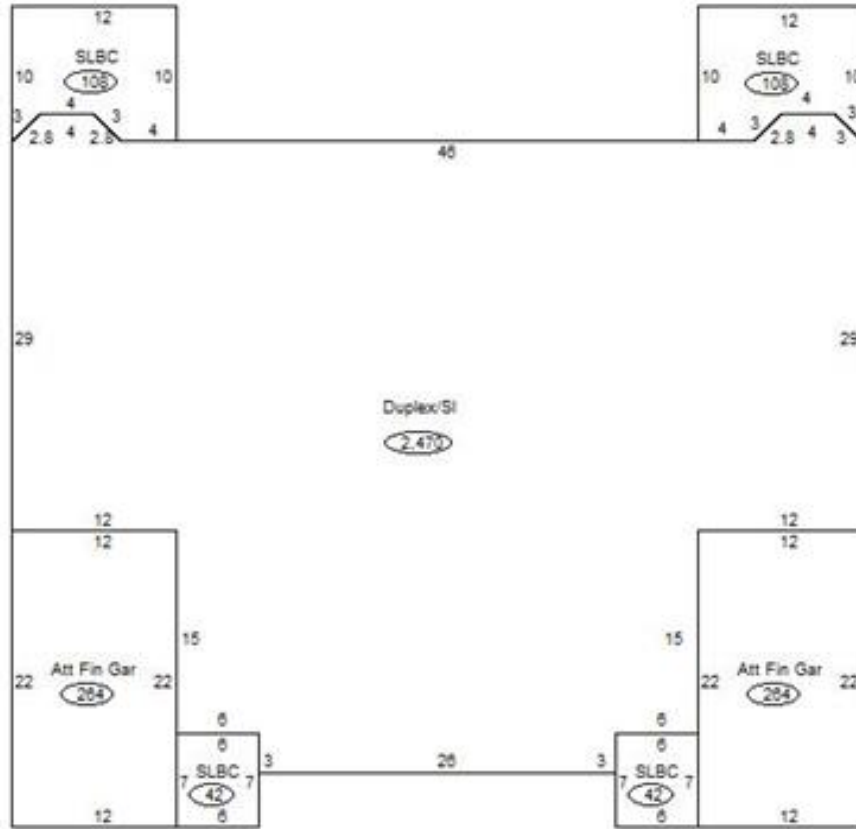
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Sketch Image

660015370



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	Duplex/Sl	2,470	1.000	2,470
2	G	5		13	Att Fin Gar	264	1.000	264
3	G	5		13	Att Fin Gar	264	1.000	264
4	M	PRCH		13	SLBC	42	1.000	42
5	M	PRCH		13	SLBC	42	1.000	42
6	M	PRCH		13	SLBC	108	1.000	108
7	M	PRCH		13	SLBC	108	1.000	108
Total Building Area						2,470		2,470