



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 23:27:59
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Assessment Data					Primary Image																																																																																																																				
Account 660015438 Parcel ID 000000-00-0-10195-001-0007 Cadastral ID 16-21-16-07510 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 349547 LARY, CAISHA & JAMES 752 S MUSKOGEE AVE UNIT A CLAREMORE OK 74017-0000 Parcel Location Situs 00752 S MUSKOGEE AVE Subdivision HOMEBUILDERS Lot/Block 0007 / 0001 Parcel Size .25 - Lots Sec/Twn/Rng 16 / 21 / 16 / 5 Neighborhood 1161 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.30294260 -95.61466597 W 108.6' S 72.5' TRACT 7 HOMEBUILDERS																																																																																																																									
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Lot Data	Square-Foot - NBHD 1161 #1	Primary Image
Lot Size Lot Count 1 Units Buildable 5318 Non-Ag Acres 0.1772 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 7,718.00 x 5.50 = 42,449 Factor Value Adjustments 1.0000 Lot Value 42,449		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	R3 Res Nbhd 3
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	984 / 984
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	984
Fixture/RghIn	7 /
Bed/F/H Bath	3 / 1.5 /
Basement Area	
Garage Type	264 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1981 / 34

\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-11-6\IMG_001 11/7/2023

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	99,570	101.19	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	114,260		Per SqFt

Cost Approach				Manual : 01/2025	
Base Cost	93.98	Total Misc Impr	+	1,015	
Roofing Adj	+ 4.25	Garage Cost	+	7,408	
Subfloor Adj	+ 0.00	Total RCN	=	123,502	
Heat/Cool Adj	+ 10.30	Depreciation (45%)	-	55,576	
Plumbing Adj	+ 8.42	Lump Sums	+	2,858	
Basement Adj	+ 0.00	RCNLD	=	70,784	
Adj Base Cost	= 116.95	Lot Value	+	42,449	
Total Area	x 984	Indicated Value	=	113,233	
Adjusted Cost	= 115,079	Value Per SqFt		115.07	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	70,784		
Lot Value	42,449		
Indicated Value	113,233	115.07	Per SqFt
Agland Value			
Site Improvements			
Total Value	113,233	115.07	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	37166	12x4		48	21.14		1,015
WODO	WOOD DECK - OPEN	142552	10x10		100	24.17		2,417
WODO	WOOD DECK - OPEN	142553	4x4		16	27.55		441



Rogers

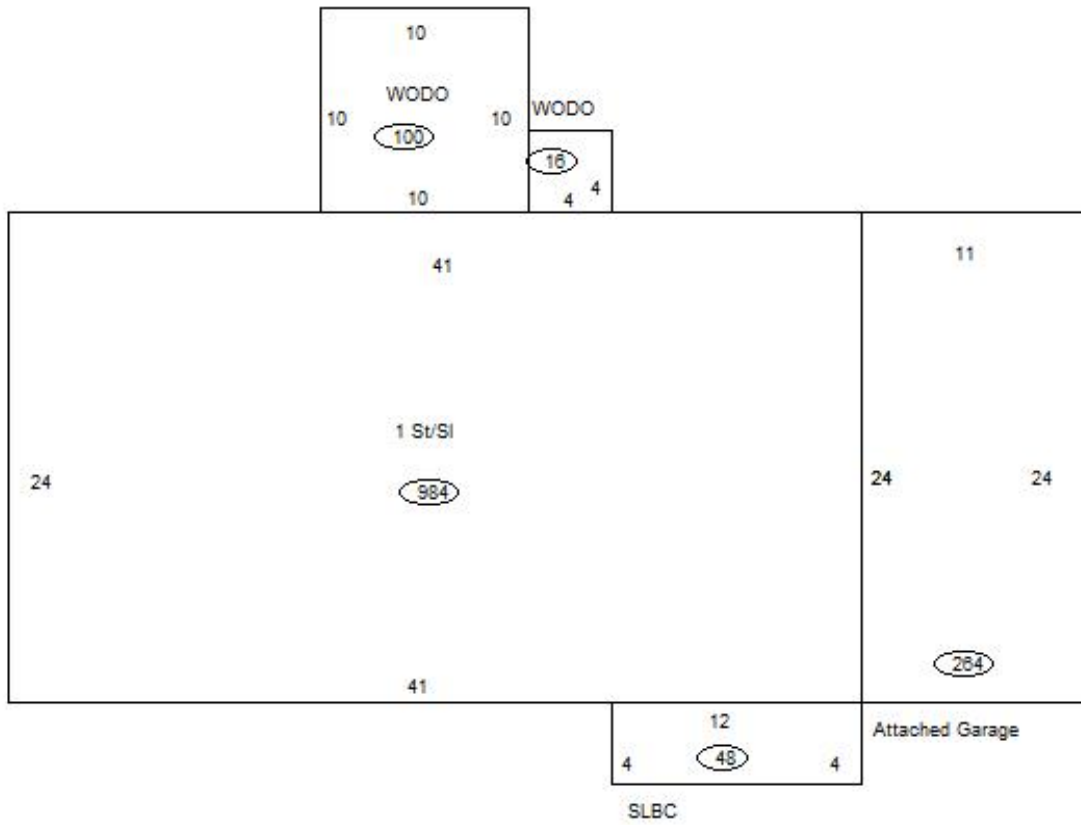
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Sketch Image

660015438



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	984	1.000	984
2	G	1		10	Attached Garage	264	1.000	264
3	M	PRCH		10	SLBC	48	1.000	48
4	M	WODO		10	WODO	100	1.000	100
5	M	WODO		10	WODO	16	1.000	16
Total Building Area						984		984