



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
 Time 23:28:05
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Assessment Data					Primary Image																																																																																																																				
Account 660015447 Parcel ID 000000-00-0-10195-001-0009 Cadastral ID 16-21-16-07600 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 268075 PAYNE, RANDALL R & KATHY A 1218 W WILL ROGERS BLVD CLAREMORE OK 74017-0000																																																																																																																									
Parcel Location Situs 00760 N MUSKOGEE AVE Subdivision HOMEBUILDERS Lot/Block 0009 / 0001 Parcel Size .2 - Lots Sec/Twn/Rng 16 / 21 / 16 / 5 Neighborhood 1161 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.30206435 -95.61446478 S 25' W2 LOT 9 & N 50' W2 VAC STREET HOMEBUILDERS					Building Permits <table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td colspan="5" style="height: 100px;"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																																																											
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Lot Data		Square-Foot - NBHD 1161 #1	
Lot Size			
Lot Count	1		
Units Buildable	2750		
Non-Ag Acres	0.1583		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	6,894.00 x 5.50 = 37,917		
Factor Value			
Adjustments	1.0000		
Lot Value	37,917		



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-8-18\IMG_003 8/18/2023

Residential Data	
Type	1 Single Family Residence
Condition	2 - Fair
Quality	2 - Fair
Architecture	R3 Res Nbhd 3
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,464 / 1,464
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	7 /
Bed/F/H Bath	3 / 1.5 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1968 / 58

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	88,300	60.31	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	3		
Indicated Value	86,940		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	85.89	Total Misc Impr	+	1,208			
Roofing Adj	+ 3.93	Garage Cost	+				
Subfloor Adj	+ 2.38	Total RCN	=	159,554			
Heat/Cool Adj	+ 10.30	Depreciation (65%)	-	103,710			
Plumbing Adj	+ 5.66	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	55,844			
Adj Base Cost	= 108.16	Lot Value	+	37,917			
Total Area	x 1,464	Indicated Value	=	93,761			
Adjusted Cost	= 158,346	Value Per SqFt		64.04			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	55,844		
Lot Value	37,917		
Indicated Value	93,761	64.04	Per SqFt
Agland Value			
Site Improvements	455		
Total Value	94,216	64.36	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	SLAB PORCH - OPEN	37184	12x10		120	10.07		1,208



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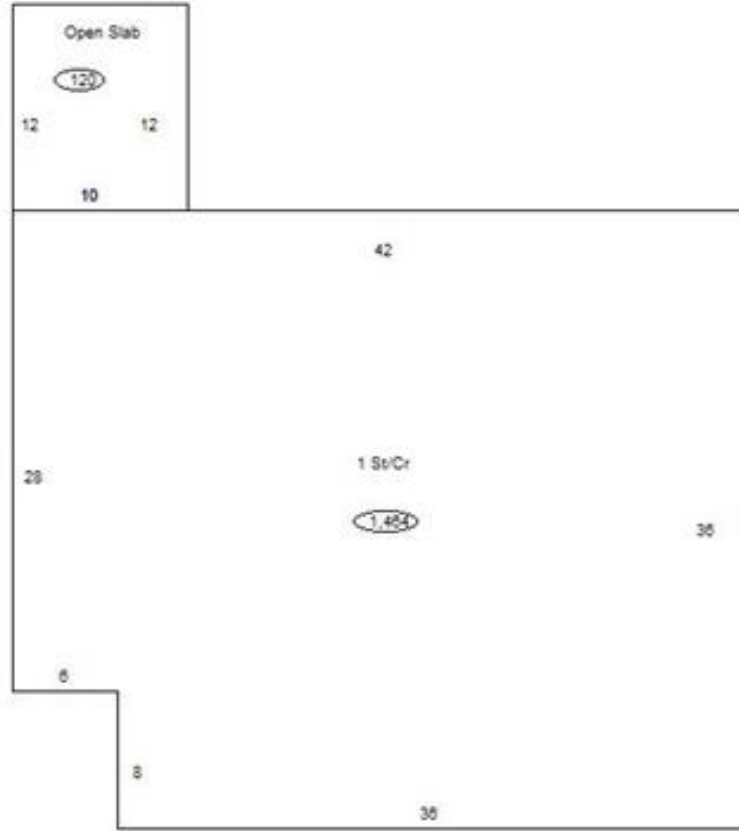
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Sketch Image

660015447



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	1,464	1.000	1,464
2	M	PATO		10	Open Slab	120	1.000	120
Total Building Area						1,464		1,464



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	CP	CARPORT DIRT	0x0x0			200
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (35% Phys/ % Func)	RCNLD
	Base Cost (3.50 x 200)	700		700	245	455
	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)					