



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 23:28:16
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Assessment Data					Primary Image																																																																																																																				
Account 660015459 Parcel ID 000000-00-0-10195-001-0013 Cadastral ID 16-21-16-07720 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 335639 COBLE, RICKIE & CAROL GILLUM 716 S MARYLAND AVE CLAREMORE OK 74017-0000 Parcel Location Situs 00716 S MARYLAND AVE Subdivision HOMEBUILDERS Lot/Block 0013 / 0001 Parcel Size .75 - Lots Sec/Twn/Rng 16 / 21 / 16 / 5 Neighborhood 1161 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.30315216 -95.61343979 N 45' TR 12 & S 5' TRACT 13 HOMEBUILDERS																																																																																																																									
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Lot Data	Square-Foot - NBHD 1161 #1	Primary Image
Lot Size Lot Count 1 Units Buildable 10356.4 Non-Ag Acres 0.3151 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 13,724.00 x 5.12 = 70,310 Factor Value Adjustments 1.0000 Lot Value 70,310		<p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-8-18\IMG_004! 8/18/2023</p>

Residential Data	
Type	1 Single Family Residence
Condition	2 - Fair
Quality	2 - Fair
Architecture	R3 Res Nbhd 3
Style	100% One Story
Exterior Wall	95% Frame, Siding, Vinyl 5% Frame, Siding, Wood
Base/Total Area	1,012 / 1,012
Style	100% One Story
HVAC	100% Floor Furnace
Roof Cover	1 Composition Shingle
Area on Slab	240
Fixture/RghIn	4 /
Bed/F/H Bath	3 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1956 / 70

Cost Approach				Manual : 01/2025			
Base Cost	94.53	Total Misc Impr	+ 901	Roofing Adj	+ 4.30	Garage Cost	+ 0
Subfloor Adj	+ 1.93	Total RCN	= 109,559	Heat/Cool Adj	+ 1.65	Depreciation (75%)	- 82,169
Plumbing Adj	+ 4.96	Lump Sums	+ 6,781	Basement Adj	+ 0.00	RCNLD	= 34,171
Adj Base Cost	= 107.37	Lot Value	+ 70,310	Total Area	x 1,012	Indicated Value	= 104,481
		Value Per SqFt	103.24	Adjusted Cost	= 108,658		

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1 Test		
Adusted R	0.8445		
Indicated Value	56,507	55.84	Per SqFt

Direct Comparables			
Selection Model	A Adam Test		
Adjustment Model	1 2022 Residential		
Comparables	8		
Indicated Value	88,740		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	34,171		
Lot Value	70,310		
Indicated Value	104,481	103.24	Per SqFt
Agland Value			
Site Improvements	514		
Total Value	104,995	103.75	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WODC	WOOD DECK - COVERED	37217	14x6		84	43.53		3,657
WODC	WOOD DECK - COVERED	37218	10x7		70	44.63		3,124
PATO	SLAB PORCH - OPEN	142563	11x8		88	10.24		901



Rogers

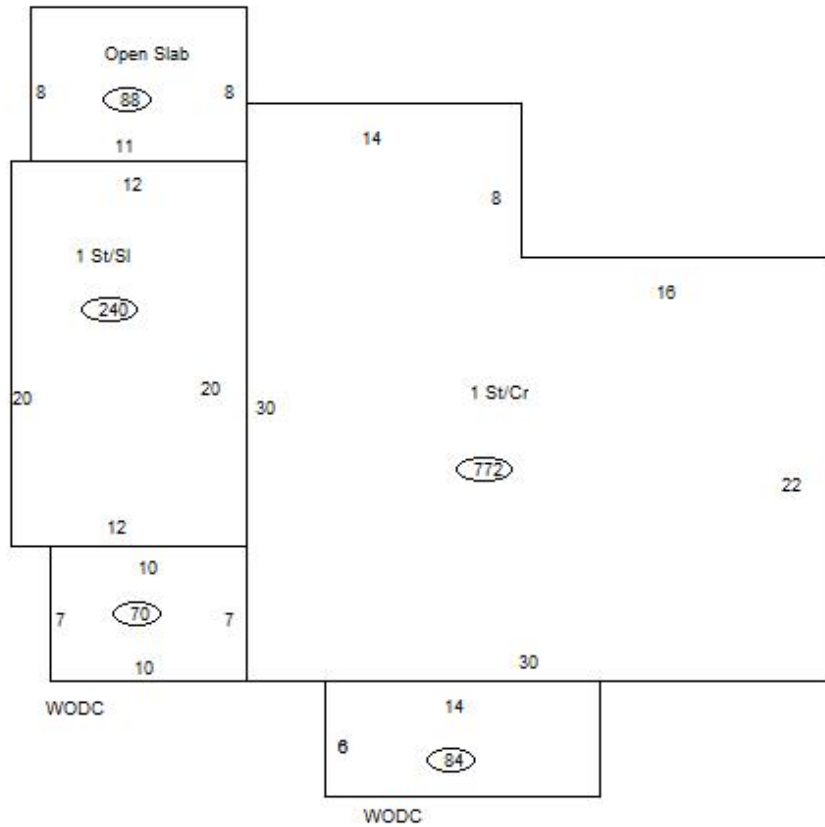
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	772	1.000	772
2	R	1	Slab	10	1 St/SI	240	1.000	240
3	M	WODC		10	WODC	84	1.000	84
4	M	WODC		10	WODC	70	1.000	70
5	M	PATO		10	Open Slab	88	1.000	88
Total Building Area						1,012		1,012



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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)					
	LT	LEAN-TO	11x16x0			176
	Qual	2	Cond 3	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
	Base Cost (2.92 x 176)		514		514	514
	CP	CARPORT DIRT	0x0x0			
	Qual		Cond	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
	Base Cost (3.50 x)					