



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
 Time 23:28:24
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Assessment Data					Primary Image																																																																																																																				
Account 660015468 Parcel ID 000000-00-0-10195-001-0016 Cadastral ID 16-21-16-07810Q Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 348550 PEREZ, JULIO FLORENTINO & MARIA ERNESLANA LUNA RUIZ 612 S MARYLAND CLAREMORE OK 74017-0000 Parcel Location Situs 00612 S MARYLAND AVE Subdivision HOMEBUILDERS Lot/Block 0016 / 0001 Parcel Size .5 - Lots Sec/Twn/Rng 16 / 21 / 16 / 5 Neighborhood 1161 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.30446251 -95.61343479 S 50' TR 16 HOMEBUILDERS																																																																																																																									
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Lot Data		Square-Foot - NBHD 1161 #1	
Lot Size			
Lot Count	1		
Units Buildable	8145		
Non-Ag Acres	0.2555		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	11,128.00 x 5.50 = 61,204		
Factor Value			
Adjustments	1.0000		
Lot Value	61,204		



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-8-21\IMG_0001 8/21/2023

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	1,008 / 1,008
Style	100% One Story
HVAC	100% Floor Furnace
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	4 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1936 / 68

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	41,369	41.04	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	62,000		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	93.27	Total Misc Impr	+ 1,767				
Roofing Adj	+ 4.21	Garage Cost	+ 0				
Subfloor Adj	+ 2.43	Total RCN	= 109,149				
Heat/Cool Adj	+ 1.65	Depreciation (73%)	- 79,679				
Plumbing Adj	+ 4.97	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 29,470				
Adj Base Cost	= 106.53	Lot Value	+ 61,204				
Total Area	x 1,008	Indicated Value	= 90,674				
Adjusted Cost	= 107,382	Value Per SqFt	89.95				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	29,470		
Lot Value	61,204		
Indicated Value	90,674	89.95	Per SqFt
Agland Value			
Site Improvements			
Total Value	90,674	89.95	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	37233	12x7		84	21.03		1,767



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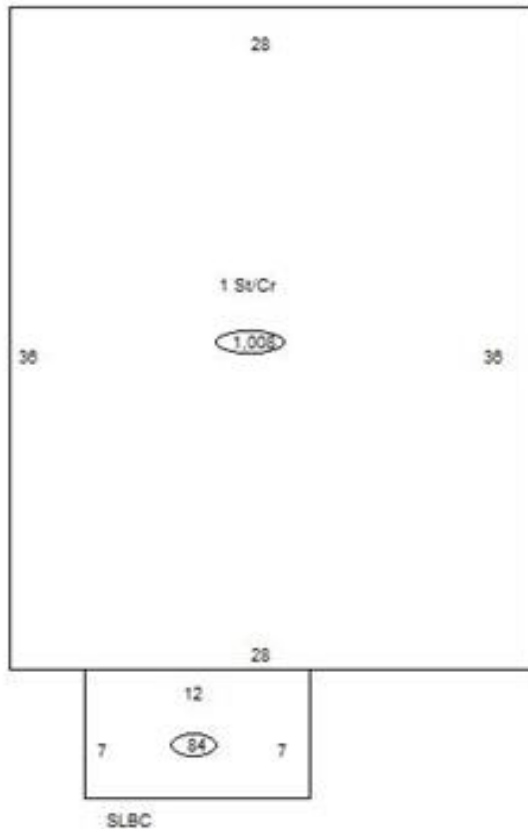
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Sketch Image

660015468



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	1,008	1.000	1,008
2	M	PRCH		10	SLBC	84	1.000	84
Total Building Area						1,008		1,008



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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)					
	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)					