



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 23:18:31
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660015482 Parcel ID 000000-00-0-10215-001-0006 Cadastral ID 16-21-16-08000 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 338882 BALANZATEGUI, MICHAEL JOSEPH & KORI LEE 5701 E 142ND PL N COLLINSVILLE OK 74021-0000 Parcel Location Situs 00906 S CHOCTAW AVE Subdivision KELLEY HEIGHTS Lot/Block 0006 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 16 / 21 / 16 / 5 Neighborhood 1161 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS																																																																																																																									
Legal Description Lot/Long: 36.29948792 -95.60994305																																																																																																																									
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Time 23:18:31
Page 2

Lot Data		Square-Foot - NBHD 1161 #1		Primary Image	
Lot Size					
Lot Count	1				
Units Buildable	1				
Non-Ag Acres	0.1922				
Topography					
Street Access					
Utilities					
Amenities	LAND QUALITY	0			
		0			
Method	Square-Foot				
Base Lot Value	8,372.00 x 5.50 = 46,046				
Factor Value					
Adjustments	1.1645				
Lot Value	53,620				
Residential Data				<p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-8-21\IMG_002I 8/21/2023</p>	
Type	1 Single Family Residence			GRM Approach	
Condition	3 - Average			GRM Code	
Quality	2 - Fair			Gross Rent 0.00	
Architecture				Indicated Value	
Style	100% One Story			Multiple Regression	
Exterior Wall	75% Veneer, Masonry 25% Frame, Siding, Wood			MRA Code 1 Test	
Base/Total Area	840 / 840			Adusted R 0.8445	
Style	100% One Story			Indicated Value 83,385 99.27 Per SqFt	
HVAC	100% Warmed & Cooled Air			Direct Comparables	
Roof Cover	1 Composition Shingle			Selection Model A Adam Test	
Area on Slab	840			Adjustment Model 1 2022 Residential	
Fixture/RghIn	4 /			Comparables 7	
Bed/F/H Bath	3 / 1.0 /			Indicated Value 109,030 Per SqFt	
Basement Area				Value Reconciliation	
Garage Type	264 Attached Garage - Unfinished			Selected Approach Cost Approach	
Remodel				Improvements 57,947	
Year/Eff Age	1971 / 41			Lot Value 53,620	
Cost Approach		Manual : 01/2025		Indicated Value 111,567 132.82 Per SqFt	
Base Cost	106.83	Total Misc Impr	+ 3,701	Agland Value	
Roofing Adj	+ 4.46	Garage Cost	+ 7,408	Site Improvements	
Subfloor Adj	+ 0.00	Total RCN	= 118,259	Total Value 111,567 132.82 Total Value Per SqFt	
Heat/Cool Adj	+ 10.30	Depreciation (51%)	- 60,312		
Plumbing Adj	+ 5.97	Lump Sums	+ 0		
Basement Adj	+ 0.00	RCNLD	= 57,947		
Adj Base Cost	= 127.56	Lot Value	+ 53,620		
Total Area	x 840	Indicated Value	= 111,567		
Adjusted Cost	= 107,150	Value Per SqFt	132.82		

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
PRCH	SLAB PORCH - COVERED	37274	14x4		56	21.12	1,183
PATO	SLAB PORCH - OPEN	37275	32x10		320	7.87	2,518



Rogers

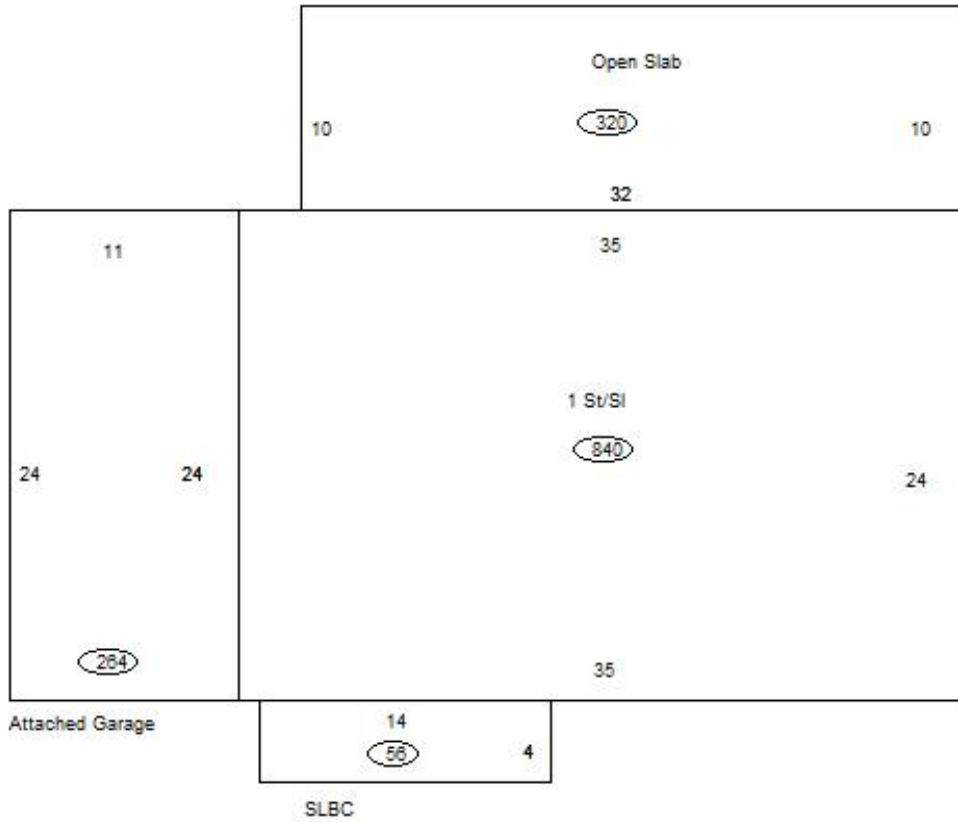
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 Page 3

Sketch Image

660015482



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	840	1.000	840
2	G	1		10	Attached Garage	264	1.000	264
3	M	PRCH		10	SLBC	56	1.000	56
4	M	PATO		10	Open Slab	320	1.000	320
Total Building Area						840		840