



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
Time 23:18:33  
Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660015484 <b>Parcel ID</b> 000000-00-0-10215-001-0008 <b>Cadastral ID</b> 16-21-16-08020 <b>Property Type</b> REAL - Real Property <b>Property Class</b> URP VI Area 1 <b>Tax Area</b> 17 - CLAREMORE OT <b>Name ID</b> 325399 GLAD, RANDY D & VICTORIA L  19885 S 4180 RD CLAREMORE OK 74017-0000  <b>Parcel Location</b> <b>Situs</b> 00910 S CHOCTAW AVE <b>Subdivision</b> KELLEY HEIGHTS <b>Lot/Block</b> 0008 / 0001 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 16 / 21 / 16 / 5 <b>Neighborhood</b> 1161 - R-V01-SW CLAREMORE <b>School District</b> S001 - CLAREMORE SCHOOLS																																																																																																																									
<b>Legal Description</b> Lot/Long: 36.29922821 -95.61016580																																																																																																																									
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Lot Data	Square-Foot - NBHD 1161 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> 1 <b>Units Buildable</b> 1 <b>Non-Ag Acres</b> 0.1906 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> LAND QUALITY 0 0 <b>Method</b> Square-Foot <b>Base Lot Value</b> 8,304.00 x 5.50 = 45,672 <b>Factor Value</b> <b>Adjustments</b> 1.2380 <b>Lot Value</b> 56,543		
<b>Residential Data</b> <b>Type</b> 1 Single Family Residence <b>Condition</b> 3 - Average <b>Quality</b> 2 - Fair <b>Architecture</b> R3 Res Nbhd 3 <b>Style</b> 100% One Story <b>Exterior Wall</b> 90% Veneer, Masonry 10% Frame, Siding, Wood <b>Base/Total Area</b> 980 / 980 <b>Style</b> 100% One Story <b>HVAC</b> 100% Warmed & Cooled Air <b>Roof Cover</b> 1 Composition Shingle <b>Area on Slab</b> 980 <b>Fixture/RghIn</b> 4 / <b>Bed/F/H Bath</b> 3 / 1.0 / <b>Basement Area</b> <b>Garage Type</b> 504 Attached Garage - Unfinished <b>Remodel</b> RMA - <b>Year/Eff Age</b> 1971 / 24		

GRM Approach	
<b>GRM Code</b>	
<b>Gross Rent</b>	0.00
<b>Indicated Value</b>	

Multiple Regression			
<b>MRA Code</b>	1	Test	
<b>Adjusted R</b>	0.8445		
<b>Indicated Value</b>	111,704	113.98	Per SqFt

Direct Comparables			
<b>Selection Model</b>	A	Adam Test	
<b>Adjustment Model</b>	1	2022 Residential	
<b>Comparables</b>	8		
<b>Indicated Value</b>	151,290		Per SqFt

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	87,942		
<b>Lot Value</b>	56,543		
<b>Indicated Value</b>	144,485	147.43	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>			
<b>Total Value</b>	144,485	147.43	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	103.13	<b>Total Misc Impr</b>	+ 3,229				
<b>Roofing Adj</b>	+ 4.25	<b>Garage Cost</b>	+ 11,733				
<b>Subfloor Adj</b>	+ 0.00	<b>Total RCN</b>	= 135,296				
<b>Heat/Cool Adj</b>	+ 10.30	<b>Depreciation ( 35%)</b>	- 47,354				
<b>Plumbing Adj</b>	+ 5.11	<b>Lump Sums</b>	+ 0				
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 87,942				
<b>Adj Base Cost</b>	= 122.79	<b>Lot Value</b>	+ 56,543				
<b>Total Area</b>	x 980	<b>Indicated Value</b>	= 144,485				
<b>Adjusted Cost</b>	= 120,334	<b>Value Per SqFt</b>	147.43				

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	37282	14x4		56	21.12		1,183
PATO	SLAB PORCH - OPEN	37283	20x10		200	9.41		1,882
PATO	SLAB PORCH - OPEN	142458	4x4		16	10.24		164



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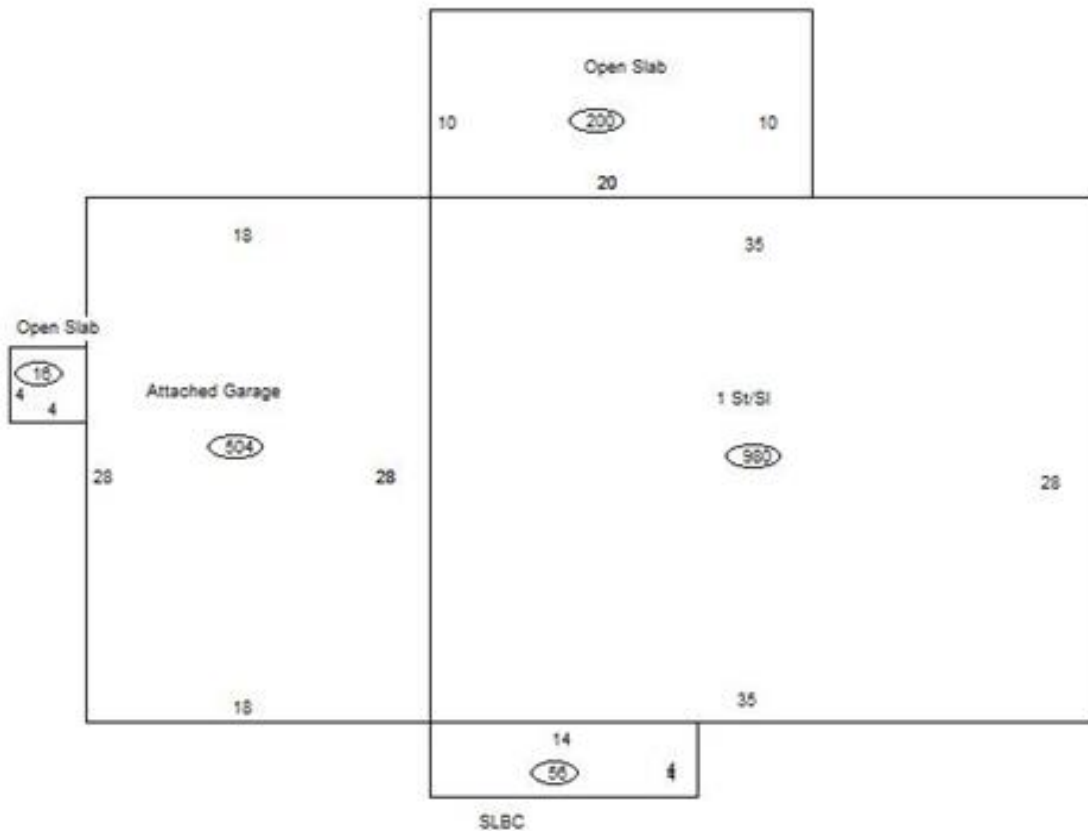
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### Sketch Image

660015484



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	980	1.000	980
2	G	1		10	Attached Garage	504	1.000	504
3	M	PRCH		10	SLBC	56	1.000	56
4	M	PATO		10	Open Slab	200	1.000	200
5	M	PATO		10	Open Slab	16	1.000	16
<b>Total Building Area</b>						<b>980</b>		<b>980</b>