



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 23:18:36
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Assessment Data					Primary Image																																																																																																																				
Account 660015486 Parcel ID 000000-00-0-10215-001-0010 Cadastral ID 16-21-16-08040 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 278260 PARTIN, NICOLAS DION & ALYSON MARIE REVOCABLE TRUST 1002 CHOCTAW CLAREMORE OK 74017-0000 Parcel Location Situs 01002 S CHOCTAW AVE Subdivision KELLEY HEIGHTS Lot/Block 0010 / 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: 36.29880184 -95.60997058																																																																																																																									
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Lot Data		Square-Foot - NBHD 1161 #1	
Lot Size			
Lot Count	1		
Units Buildable	1		
Non-Ag Acres	0.2261		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	9,847.00 x 5.50 = 54,159		
Factor Value			
Adjustments	1.0000		
Lot Value	54,159		



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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% Veneer, Masonry
Base/Total Area	1,104 / 1,104
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,104
Fixture/RghIn	4 /
Bed/F/H Bath	3 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1971 / 41

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	72,748	65.89	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	7		
Indicated Value	100,520		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	100.51	Total Misc Impr	+	6,645			
Roofing Adj	+ 4.13	Garage Cost	+				
Subfloor Adj	+ 0.00	Total RCN	=	138,551			
Heat/Cool Adj	+ 10.30	Depreciation (51%)	-	70,661			
Plumbing Adj	+ 4.54	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	67,890			
Adj Base Cost	= 119.48	Lot Value	+	54,159			
Total Area	x 1,104	Indicated Value	=	122,049			
Adjusted Cost	= 131,906	Value Per SqFt		110.55			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	67,890		
Lot Value	54,159		
Indicated Value	122,049	110.55	Per SqFt
Agland Value			
Site Improvements			
Total Value	122,049	110.55	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	37289	14x4		56	21.12		1,183
PRCH	SLAB PORCH - COVERED	37290	20x12		240	20.54		4,930
PATO	SLAB PORCH - OPEN	142459	13x4		52	10.24		532



Rogers

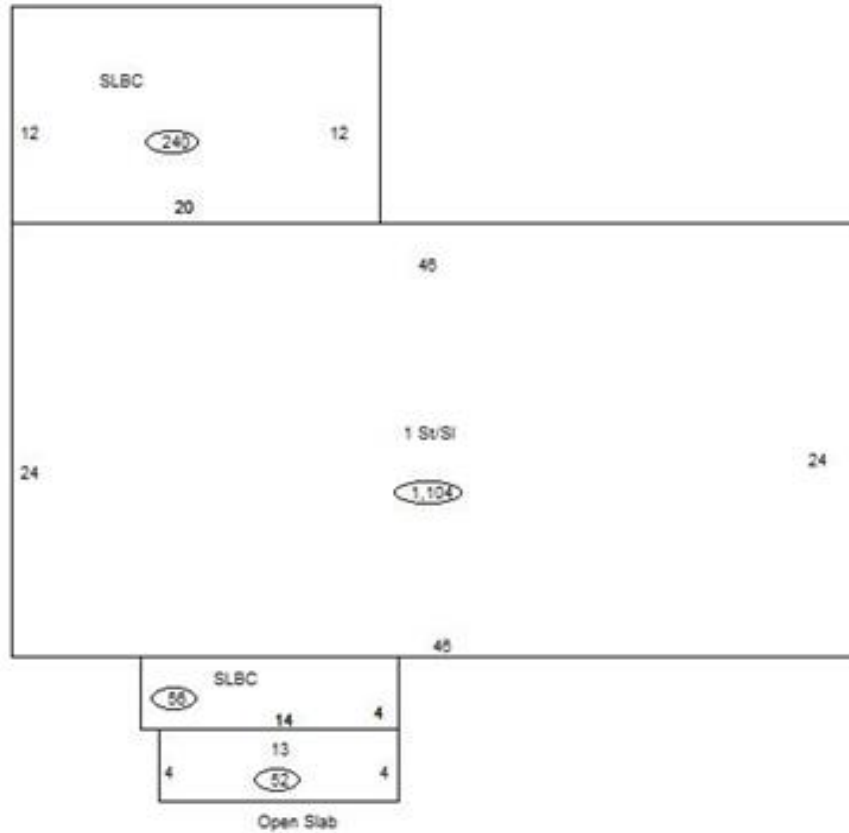
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Sketch Image

660015486



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,104	1.000	1,104
2	M	PRCH		10	SLBC	56	1.000	56
3	M	PRCH		10	SLBC	240	1.000	240
4	M	PATO		10	Open Slab	52	1.000	52
Total Building Area						1,104		1,104