



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 23:19:06
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Assessment Data					Primary Image																																																																																																																				
Account 660015518 Parcel ID 000000-00-0-10215-002-0009 Cadastral ID 16-21-16-08280 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 267081 FRAHM, RUTH ANN 1001 S WEWOKA AVE CLAREMORE OK 74017-0000 Parcel Location Situs 01001 S WEWOKA AVE Subdivision KELLEY HEIGHTS Lot/Block 0009 / 0002 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: 36.29897386 -95.60856756																																																																																																																									
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Lot Data	Square-Foot - NBHD 1161 #1	Primary Image
Lot Size Lot Count 1 Units Buildable 1 Non-Ag Acres 0.1953 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 8,508.00 x 5.50 = 46,794 Factor Value Adjustments 1.0000 Lot Value 46,794		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	R3 Res Nbhd 3
Style	100% One Story
Exterior Wall	75% Veneer, Masonry 25% Frame, Siding, Wood
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	7 /
Bed/F/H Bath	3 / 1.5 /
Basement Area	
Garage Type	480 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1976 / 38

\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-8-22\IMG_001' 8/22/2023

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	120,090	108.78	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	120,480		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	99.87	Total Misc Impr	+	2,527			
Roofing Adj	+ 4.17	Garage Cost	+	11,285			
Subfloor Adj	+ 0.00	Total RCN	=	148,323			
Heat/Cool Adj	+ 10.30	Depreciation (49%)	-	72,678			
Plumbing Adj	+ 7.50	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	75,645			
Adj Base Cost	= 121.84	Lot Value	+	46,794			
Total Area	x 1,104	Indicated Value	=	122,439			
Adjusted Cost	= 134,511	Value Per SqFt		110.90			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	75,645		
Lot Value	46,794		
Indicated Value	122,439	110.90	Per SqFt
Agland Value			
Site Improvements			
Total Value	122,439	110.90	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	37399	9x6		54	21.12		1,140
PATO	SLAB PORCH - OPEN	142468	14x10		140	9.91		1,387



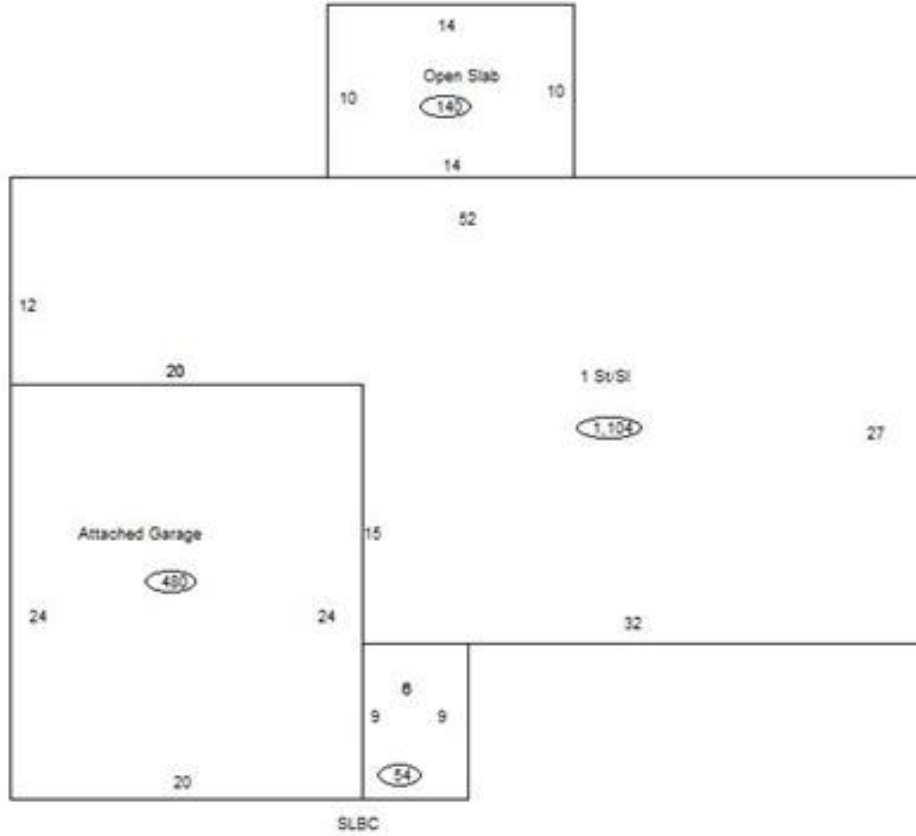
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Sketch Image

660015518



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/Sl	1,104	1.000	1,104
2	G	1		10	Attached Garage	480	1.000	480
3	M	PRCH		10	SLBC	54	1.000	54
4	M	PATO		10	Open Slab	140	1.000	140
Total Building Area						1,104		1,104