



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
Time 23:19:44  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660015551 <b>Parcel ID</b> 000000-00-0-10215-003-0008 <b>Cadastral ID</b> 16-21-16-08580 <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> 258768 WARD, DARREN E & TONIA  407 KELLEY CT CLAREMORE OK 74017-0000  <b>Parcel Location</b> <b>Situs</b> 00407 KELLEY CT <b>Subdivision</b> KELLEY HEIGHTS <b>Lot/Block</b> 0008 / 0003 <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: 36.29671856 -95.60824308																																																																																																																									
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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> 0.2377 <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> 10,355.00 x 5.50 = 56,953 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 56,953		 <p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-8-23\IMG_001: 8/23/2023</p>

Residential Data	
<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>	60% Veneer, Stone 40% Frame, Siding, Wood
<b>Base/Total Area</b>	962 / 962
<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>	962
<b>Fixture/RghIn</b>	4 /
<b>Bed/F/H Bath</b>	3 / 1.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	312 Attached Garage - Unfinished
<b>Remodel</b>	
<b>Year/Eff Age</b>	1981 / 34

### 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>Adusted R</b>	0.8445
<b>Indicated Value</b>	102,892 106.96 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>	113,870 Per SqFt

### Value Reconciliation

<b>Selected Approach</b>	Cost Approach
<b>Improvements</b>	56,982
<b>Lot Value</b>	56,953
<b>Indicated Value</b>	113,935 118.44 Per SqFt
<b>Agland Value</b>	
<b>Site Improvements</b>	112
<b>Total Value</b>	114,047 118.55 Total Value Per SqFt

### Cost Approach Manual : 01/2025

<b>Base Cost</b>	104.78	<b>Total Misc Impr</b>	+ 1,350
<b>Roofing Adj</b>	+ 4.27	<b>Garage Cost</b>	+ 8,327
<b>Subfloor Adj</b>	+ 0.00	<b>Total RCN</b>	= 129,504
<b>Heat/Cool Adj</b>	+ 10.30	<b>Depreciation ( 56%)</b>	- 72,522
<b>Plumbing Adj</b>	+ 5.21	<b>Lump Sums</b>	+ 0
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 56,982
<b>Adj Base Cost</b>	= 124.56	<b>Lot Value</b>	+ 56,953
<b>Total Area</b>	x 962	<b>Indicated Value</b>	= 113,935
<b>Adjusted Cost</b>	= 119,827	<b>Value Per SqFt</b>	118.44

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	37512	16x4		64	21.09		1,350



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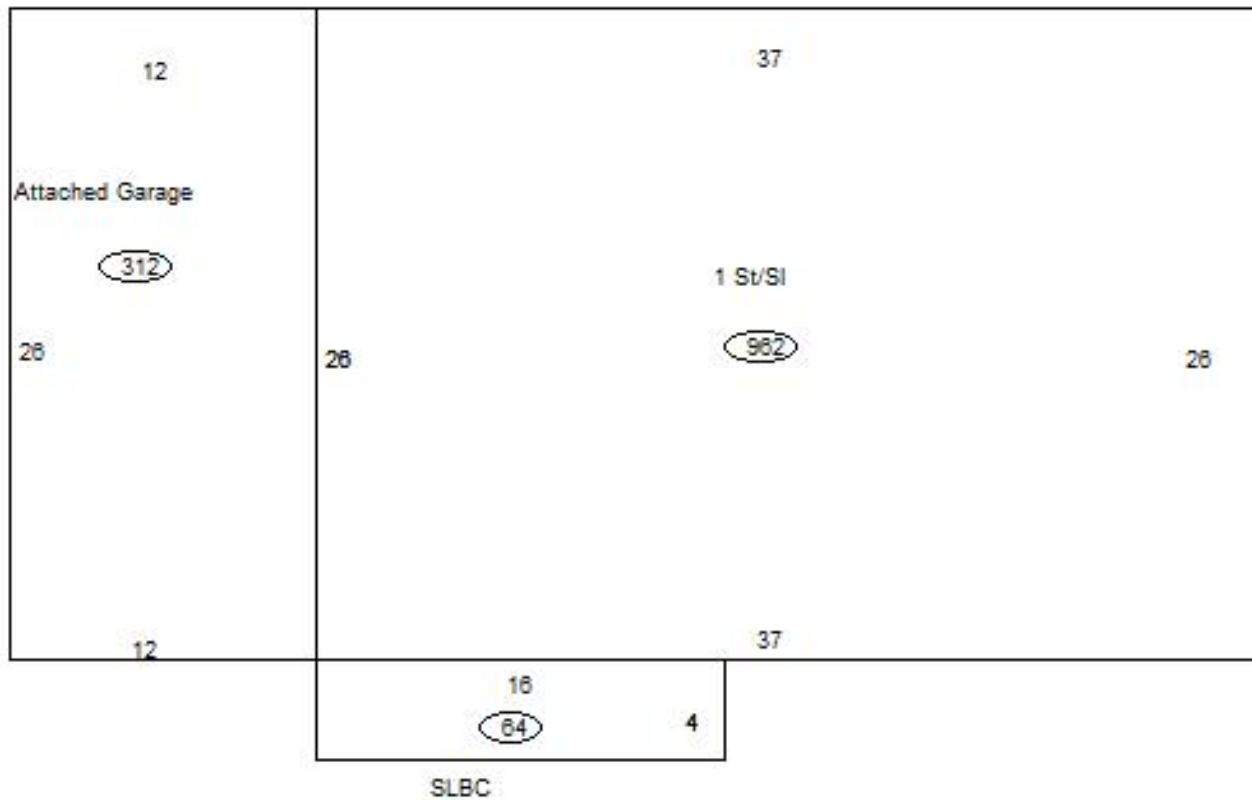
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### Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	962	1.000	962
2	G	1		10	Attached Garage	312	1.000	312
3	M	PRCH		10	SLBC	64	1.000	64
<b>Total Building Area</b>						962		962



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	0x0x0			80
	Qual	2	Cond 3	Year	Eff Age	
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (70% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (4.68 x 80)		374		374	262	112