



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
 Time 16:37:31  
 Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660015603 <b>Parcel ID</b> 21N16E-16-2-00000-000-0000 <b>Cadastral ID</b> 16-21-16-12900 <b>Property Type</b> REAL - Real Property <b>Property Class</b> UR VI Area 1 <b>Tax Area</b> 17 - CLAREMORE OT <b>Name ID</b> 298589 BOUGHTON, STANLEY E &  SANDRA D 812 S MUSKOGEE AVE CLAREMORE OK 74017-0000																																																																																																																									
<b>Parcel Location</b> <b>Situs</b> 00812 S MUSKOGEE AVE <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> .33 - Acres <b>Sec/Twn/Rng</b> 16 / 21 / 16 / 2 <b>Neighborhood</b> 2116 - UNPLATTED <b>School District</b> S001 - CLAREMORE SCHOOLS																																																																																																																									
<b>Legal Description</b> Lat/Long: 36.30135919 -95.61469205 SLY 92' NLY 301' WLY 158' SW SW NW					<b>Building Permits</b> <table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																																																											
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Lot Data	Square-Foot - NBHD 2116 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> 0.33 <b>Non-Ag Acres</b> 0.3801 <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> 16,556.00 x .88 = 14,569 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 14,569		

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	2 - Fair
<b>Architecture</b>	
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	100% Frame, Siding, Wood
<b>Base/Total Area</b>	1,248 / 1,248
<b>Style</b>	100% One Story
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	4 Metal, Preformed
<b>Area on Slab</b>	0
<b>Fixture/RghIn</b>	4 /
<b>Bed/F/H Bath</b>	3 / 1.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	
<b>Remodel</b>	RMA -
<b>Year/Eff Age</b>	1967 / 38



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-8-24\IMG\_0001 8/24/2023

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>	87,772	70.33	Per SqFt

Direct Comparables	
<b>Selection Model</b>	A Adam Test
<b>Adjustment Model</b>	NewTest
<b>Comparables</b>	
<b>Indicated Value</b>	

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	88.09	<b>Total Misc Impr</b>	+ 11,288				
<b>Roofing Adj</b>	+ 4.67	<b>Garage Cost</b>	+ 0				
<b>Subfloor Adj</b>	+ 2.31	<b>Total RCN</b>	= 147,807				
<b>Heat/Cool Adj</b>	+ 10.30	<b>Depreciation ( 49%)</b>	- 72,425				
<b>Plumbing Adj</b>	+ 4.02	<b>Lump Sums</b>	+ 0				
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 75,382				
<b>Adj Base Cost</b>	= 109.39	<b>Lot Value</b>	+ 14,569				
<b>Total Area</b>	x 1,248	<b>Indicated Value</b>	= 89,951				
<b>Adjusted Cost</b>	= 136,519	<b>Value Per SqFt</b>	72.08				

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	75,382		
<b>Lot Value</b>	14,569		
<b>Indicated Value</b>	89,951	72.08	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>	11,369		
<b>Total Value</b>	101,320	81.19	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	37643	6x4		24	21.22		509
EPKS	ENCLOSED PORCH - KNEEWALL SCREEN	126224	486		486	22.18		10,779
SHLT	ABOVE GROUND		1	2024	1	0.00		



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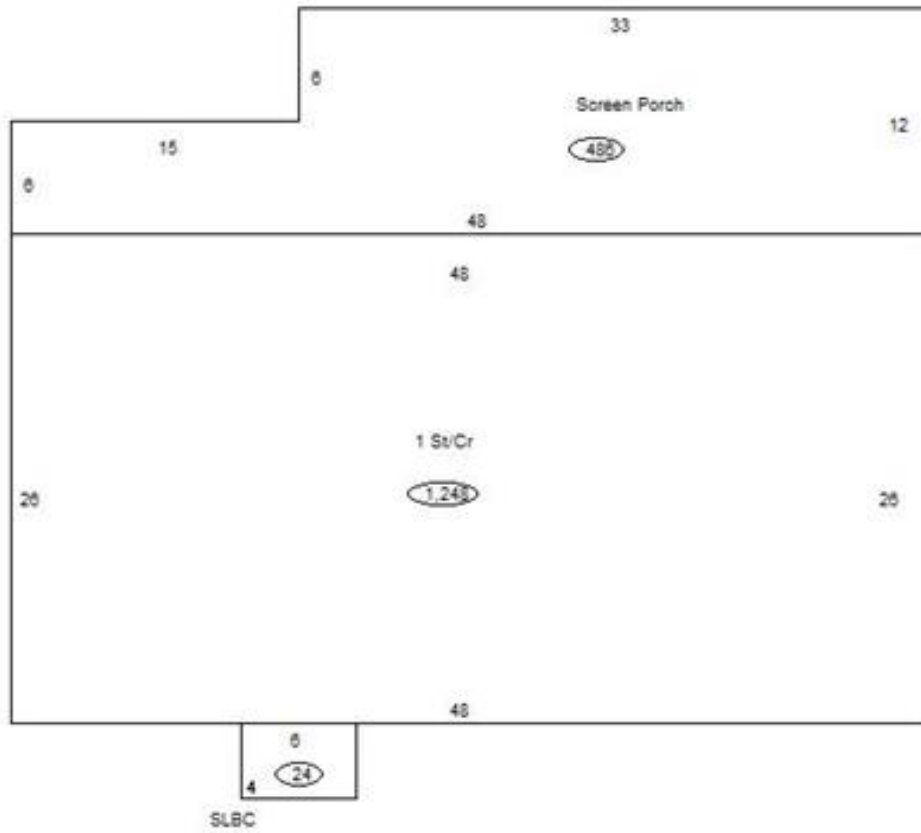
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Sketch Image

660015603



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	1,248	1.000	1,248
2	M	PRCH		10	SLBC	24	1.000	24
3	M	EPKS		10	Screen Porch	486	1.000	486
<b>Total Building Area</b>						1,248		1,248



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	0x0x0			400
	Qual 2	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (15% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (31.28 x 400)	12,512		12,512	1,877	10,635
	STF	STG FAIR	0x0x0			
	Qual 2	Cond	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (4.68 x )					
	LT	LEAN-TO	7x20x0			140
	Qual 2	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (15% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (2.92 x 140)	409		409	61	348
	LT	LEAN-TO	4x20x0			80
	Qual 2	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (15% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (2.92 x 80)	234		234	35	199
	STF	STG FAIR	10x20x0			200
	Qual 2	Cond 3	Year	Eff Age 1520		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (4.68 x 200)	936		936	749	187