



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 01:35:40
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Assessment Data					Primary Image																																																																																																																				
Account 660015616 Parcel ID 21N16E-16-2-00000-000-0000 Cadastral ID 16-21-16-14100 Property Type REAL - Real Property Property Class UR VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 272214 CONNER, KEVIN D & DINA K 107 W FRY ST CLAREMORE OK 74017-0000 Parcel Location Situs 00107 FRY Subdivision Lot/Block / Parcel Size .85 - Acres Sec/Twn/Rng 16 / 21 / 16 / 2 Neighborhood 2116 - UNPLATTED School District S001 - CLAREMORE SCHOOLS																																																																																																																									
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Lot Data	Square-Foot - NBHD 2116 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	0.8753	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY 0	
	0	
Method	Square-Foot	
Base Lot Value	38,129.00 x .88 = 33,554	
Factor Value		
Adjustments	1.0000	
Lot Value	33,554	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	50% Veneer, Masonry 50% Frame, Siding, Wood
Base/Total Area	1,136 / 1,576
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	7 /
Bed/F/H Bath	3 / 1.5 /
Basement Area	
Garage Type	520 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1968 / 44



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	164,177	104.17	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	NewTest
Comparables	
Indicated Value	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	92,430		
Lot Value	33,554		
Indicated Value	125,984	79.94	Per SqFt
Agland Value			
Site Improvements	5,027		
Total Value	131,011	83.13	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	88.47	Total Misc Impr	+	5,075			
Roofing Adj	+ 3.33	Garage Cost	+	14,160			
Subfloor Adj	+ 0.86	Total RCN	=	192,563			
Heat/Cool Adj	+ 11.47	Depreciation (52%)	-	100,133			
Plumbing Adj	+ 5.85	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	92,430			
Adj Base Cost	= 109.98	Lot Value	+	33,554			
Total Area	x 1,576	Indicated Value	=	125,984			
Adjusted Cost	= 173,328	Value Per SqFt		79.94			

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	37680	6x3		18	24.21		436
PRCH	SLAB PORCH - COVERED	37681	20x5		100	23.95		2,395
PATO	SLAB PORCH - OPEN	142736	20x12		240	9.35		2,244
SHLT	STORM SHELTER		3x6		18	0.00		



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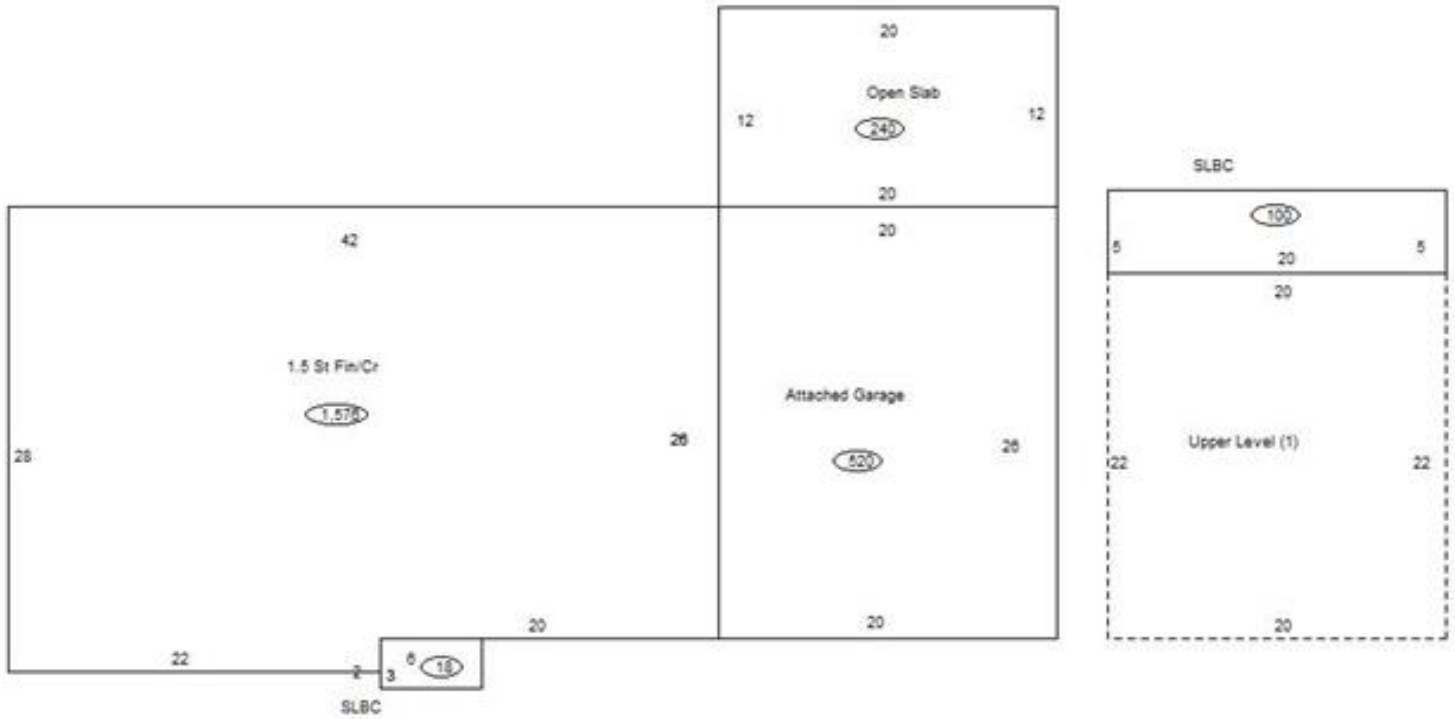
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Sketch Image

660015616



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Crawl	10	1.5 St Fin/Cr	1,136	1.387	1,576
2	G	1		10	Attached Garage	520	1.000	520
3	M	PRCH		10	SLBC	18	1.000	18
4	M	PRCH		10	SLBC	100	1.000	100
5	U	^UL		10	Upper Level (1)	440	1.000	440
6	M	PATO		10	Open Slab	240	1.000	240
Total Building Area						1,136		1,576



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	16x16x8	Concrete	Formed Metal	256
	Qual	3	Cond 3	Year 2024	Eff Age 2	
				0		
Valuation Summary		Modifier Total		RCN	Depr (10% Phys/ % Func)	RCNLD
Base Cost (21.82 x 256)		5,586		5,586	559	5,027
	SHLT	STORM SHELTER	0x0x0			
	Qual	Cond	Year	Eff Age		
Valuation Summary		Modifier Total		RCN	Depr (0% Phys/ % Func)	RCNLD
Base Cost (0.00 x)						