



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																																																																																				
Account 660015617 Parcel ID 21N16E-16-3-00000-000-0000 Cadastral ID 16-21-16-14200 Property Type REAL - Real Property Property Class UR VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 100034 MARSHALL, SUE MILLA 1010 S MUSKOGEE CLAREMORE OK 74017-0000 Parcel Location Situs 01010 S MUSKOGEE AVE Subdivision Lot/Block / Parcel Size 1.35 - Acres Sec/Twn/Rng 16 / 21 / 16 / 3 Neighborhood 2116 - UNPLATTED School District S001 - CLAREMORE SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.29772569 -95.61402654																																																																																																																									
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Lot Data	Square-Foot - NBHD 2116 #1	Primary Image
Lot Size Lot Count Units Buildable 1.35 Non-Ag Acres 1.3415 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 58,435.00 x .77 = 44,878 Factor Value Adjustments 1.0000 Lot Value 44,878		

Residential Data	
Type	1 Single Family Residence
Condition	2 - Fair
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,708 / 1,708
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	4 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1935 / 91

\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-12-13\IMG_001 12/13/2023

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1 Test		
Adusted R	0.8445		
Indicated Value	75,046	43.94	Per SqFt

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

Cost Approach				Manual : 01/2025			
Base Cost	84.77	Total Misc Impr	+ 9,507				
Roofing Adj	+ 3.87	Garage Cost	+ 0				
Subfloor Adj	+ 2.32	Total RCN	= 187,464				
Heat/Cool Adj	+ 10.30	Depreciation (80%)	- 149,971				
Plumbing Adj	+ 2.93	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 37,493				
Adj Base Cost	= 104.19	Lot Value	+ 44,878				
Total Area	x 1,708	Indicated Value	= 82,371				
Adjusted Cost	= 177,957	Value Per SqFt	48.23				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	37,493		
Lot Value	44,878		
Indicated Value	82,371	48.23	Per SqFt
Agland Value			
Site Improvements			
Total Value	82,371	48.23	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	4,576.55		4,577
PRCH	SLAB PORCH - COVERED	37684	30x8		240	20.54		4,930



Rogers

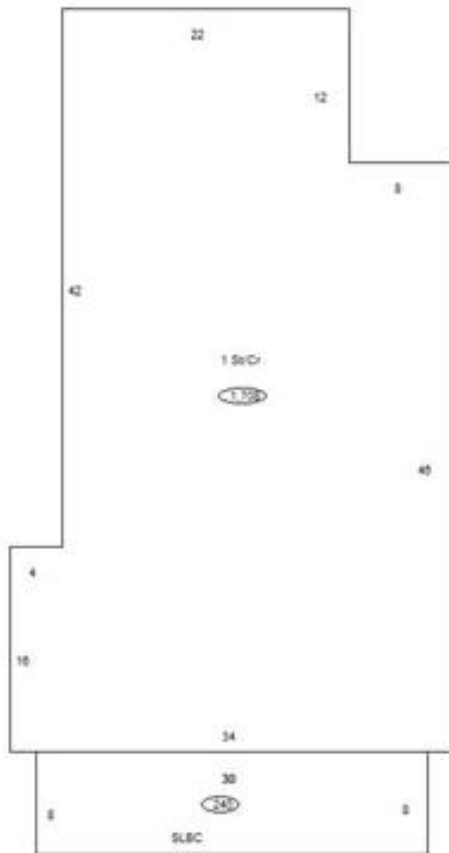
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	1,708	1.000	1,708
2	M	PRCH		10	SLBC	240	1.000	240
Total Building Area						1,708		1,708



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF Qual 2	STG FAIR Cond	0x0x0 Year		Eff Age	
Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD	
Base Cost (4.68 x)						
	STF Qual 2	STG FAIR Cond	0x0x0 Year		Eff Age	
Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD	
Base Cost (4.68 x)						
	STF Qual 2	STG FAIR Cond	0x0x0 Year		Eff Age	
Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD	
Base Cost (4.68 x)						