



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 23:16:33
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660015970 Parcel ID 000000-00-0-10035-002-0009 Cadastral ID 17-21-16-00150 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 339666 TERRAL, MATTHEW T 1414 W BERT ST CLAREMORE OK 74017-0000 Parcel Location Situs 01414 BERT Subdivision BERT HALL Lot/Block 0009 / 0002 Parcel Size 1 - Lots Sec/Twn/Rng 17 / 21 / 16 / 5 Neighborhood 1177 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS					<p>\\tsclient\A\TOMMY DUNLAP\New folder (261)\IMG_0034.JPG 9/6/2023</p>																																																																																																																				
Legal Description Lot/Long: 36.30679430 -95.62815759																																																																																																																									
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Lot Data	Square-Foot - NBHD 1177 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	0.2978	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	12,974.00 x 2.82 = 36,612	
Factor Value		
Adjustments	2.0544	
Lot Value	75,216	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	90% Frame, Siding, Vinyl 10% Veneer, Stone
Base/Total Area	1,782 / 1,782
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,782
Fixture/RghIn	7 /
Bed/F/H Bath	3 / 1.5 /
Basement Area	
Garage Type	216 Attached Garage - Unfinished 1 Stalls
Remodel	
Year/Eff Age	1969 / 43



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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	146,142	82.01	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	173,280 Per SqFt

Cost Approach				Manual : 01/2025	
Base Cost	92.67	Total Misc Impr	+	13,859	
Roofing Adj	+ 4.27	Garage Cost	+	7,636	
Subfloor Adj	+ -1.20	Total RCN	=	221,756	
Heat/Cool Adj	+ 11.47	Depreciation (51%)	-	113,096	
Plumbing Adj	+ 5.17	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	108,660	
Adj Base Cost	= 112.38	Lot Value	+	75,216	
Total Area	x 1,782	Indicated Value	=	183,876	
Adjusted Cost	= 200,261	Value Per SqFt		103.19	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	108,660		
Lot Value	75,216		
Indicated Value	183,876	103.19	Per SqFt
Agland Value			
Site Improvements	674		
Total Value	184,550	103.56	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	5,095.98		5,096
PRCH	SLAB PORCH - COVERED	38242	8x4		32	24.17		773
PRCH	SLAB PORCH - COVERED	38243	23x15		345	23.16		7,990



Rogers

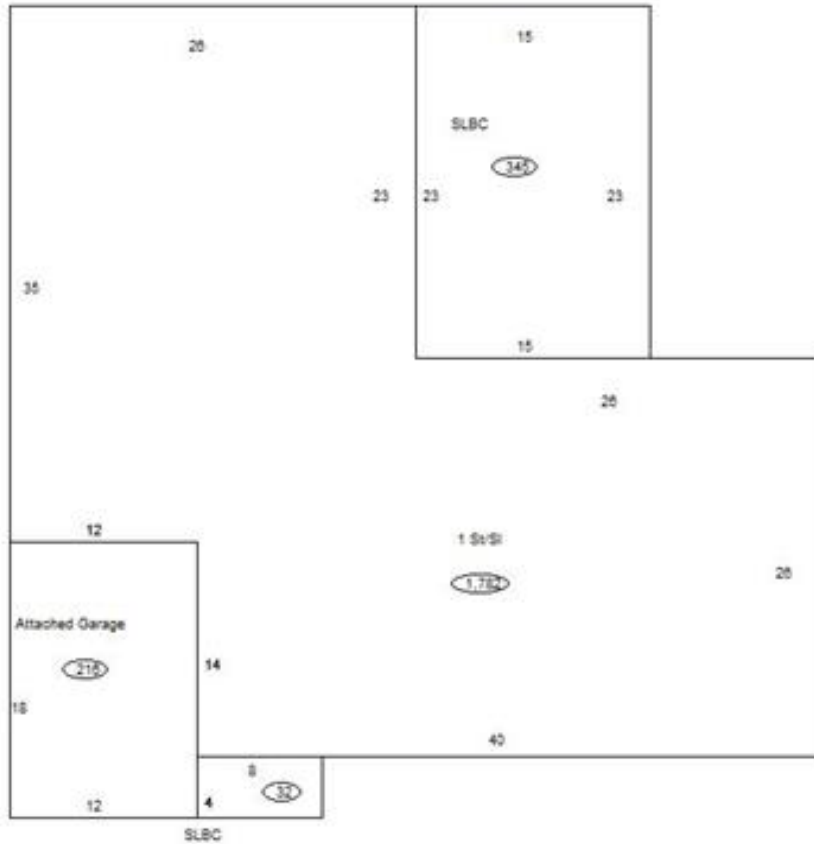
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/Sl	1,782	1.000	1,782
2	G	1		10	Attached Garage	216	1.000	216
3	M	PRCH		10	SLBC	32	1.000	32
4	M	PRCH		10	SLBC	345	1.000	345
Total Building Area						1,782		1,782



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	0x0x0			192
	Qual	2	Cond 3	Year	Eff Age	
Valuation Summary		Modifier Total	RCN	Depr (25% Phys/ % Func)		RCNLD
Base Cost (4.68 x 192)		899		899	225	674