



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 23:14:09
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Assessment Data					Primary Image																																																																																																																				
Account 660016139 Parcel ID 000000-00-0-10455-002-0002 Cadastral ID 17-21-16-01920 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 301255 THREEET, NATHAN E 1202 REAVIS RD CLAREMORE OK 74017-0000 Parcel Location Situs 01202 REAVIS RD Subdivision WALNUT PARK I Lot/Block 0002 / 0002 Parcel Size 1 - Lots Sec/Twn/Rng 17 / 21 / 16 / 5 Neighborhood 1161 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS					<p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-8-29\IMG_001: 8/29/2023</p>																																																																																																																				
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Lot Data	Square-Foot - NBHD 1161 #1	Primary Image
Lot Size Lot Count 1 Units Buildable 1 Non-Ag Acres 0.4036 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 17,580.00 x 4.55 = 79,950 Factor Value Adjustments 1.0000 Lot Value 79,950		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	R3 Res Nbhd 3
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,112 / 2,112
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,112
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1977 / 37

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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	153,490	72.68	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	3		
Indicated Value	146,500		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	96.56	Total Misc Impr	+ 10,442				
Roofing Adj	+ 4.14	Garage Cost	+ 0				
Subfloor Adj	+ -1.21	Total RCN	= 258,877				
Heat/Cool Adj	+ 11.47	Depreciation (46%)	- 119,083				
Plumbing Adj	+ 6.67	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 139,794				
Adj Base Cost	= 117.63	Lot Value	+ 79,950				
Total Area	x 2,112	Indicated Value	= 219,744				
Adjusted Cost	= 248,435	Value Per SqFt	104.05				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	139,794		
Lot Value	79,950		
Indicated Value	219,744	104.05	Per SqFt
Agland Value			
Site Improvements			
Total Value	219,744	104.05	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	38841	20x4		80	24.02		1,922
PRCH	SLAB PORCH - COVERED	38842	12x12		144	23.78		3,424
FPR1	FIREPLACE - RESIDENTIAL 1 STORY			1	1	5,095.98		5,096



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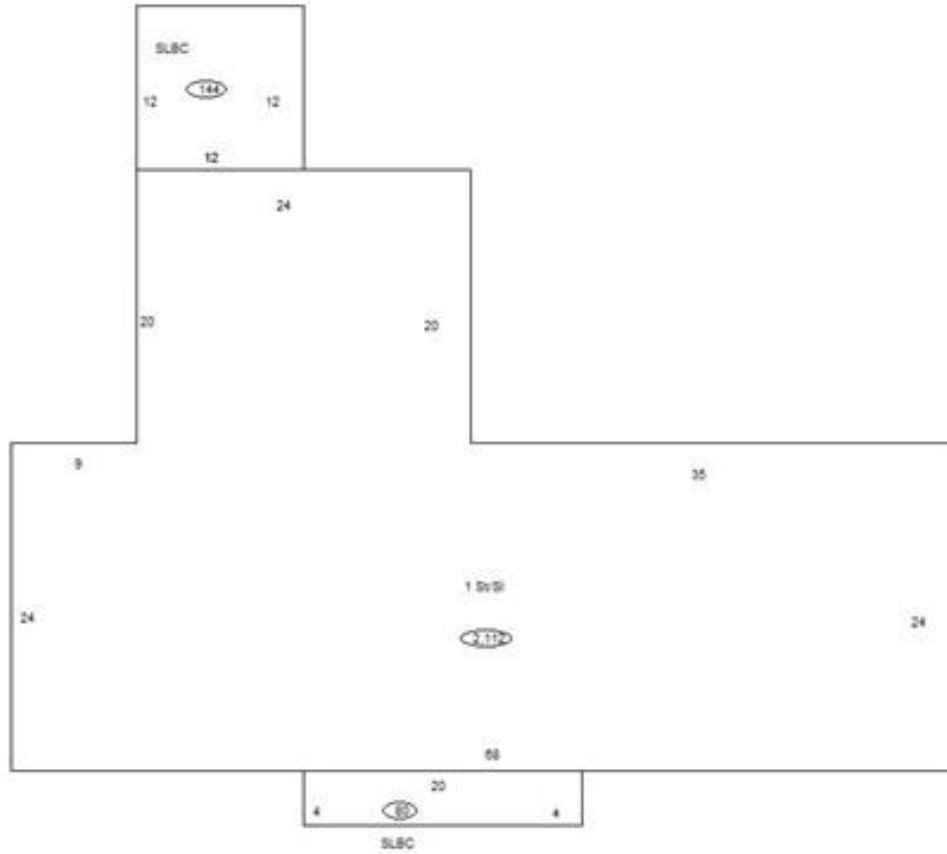
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Sketch Image

660016139



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	2,112	1.000	2,112
2	M	PRCH		10	SLBC	80	1.000	80
3	M	PRCH		10	SLBC	144	1.000	144
Total Building Area						2,112		2,112