



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 23:14:39
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660016178 Parcel ID 000000-00-0-10460-003-0008 Cadastral ID 17-21-16-02310 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 319114 A/C PROPERTIES LLC 1002 N FAULKNER PL CLAREMORE OK 74017-0000 Parcel Location Situs 01203 OAK LN Subdivision WALNUT PARK II Lot/Block 0008 / 0003 Parcel Size 1 - Lots Sec/Twn/Rng 17 / 21 / 16 / 5 Neighborhood 1161 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS																																																																																																																									
Legal Description Lot/Long: 36.29694907 -95.62014993																																																																																																																									
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Lot Data	Square-Foot - NBHD 1161 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	0.1855	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	8,080.00 x 5.50 = 44,440	
Factor Value		
Adjustments	1.0000	
Lot Value	44,440	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	R3 Res Nbhd 3
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,205 / 1,205
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,205
Fixture/RghIn	4 /
Bed/F/H Bath	3 / 1.0 /
Basement Area	
Garage Type	280 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1979 / 35

\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-8-30\IMG_001 8/30/2023

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	1 Test
Adjusted R	0.8445
Indicated Value	109,947 91.24 Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	100,750 Per SqFt

Value Reconciliation	
Selected Approach	Cost Approach
Improvements	81,625
Lot Value	44,440
Indicated Value	126,065 104.62 Per SqFt
Agland Value	
Site Improvements	
Total Value	126,065 104.62 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	100.49	Total Misc Impr	+ 0
Roofing Adj	+ 4.09	Garage Cost	+ 7,714
Subfloor Adj	+ 0.00	Total RCN	= 151,157
Heat/Cool Adj	+ 10.30	Depreciation (46%)	- 69,532
Plumbing Adj	+ 4.16	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 81,625
Adj Base Cost	= 119.04	Lot Value	+ 44,440
Total Area	x 1,205	Indicated Value	= 126,065
Adjusted Cost	= 143,443	Value Per SqFt	104.62

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value



Rogers

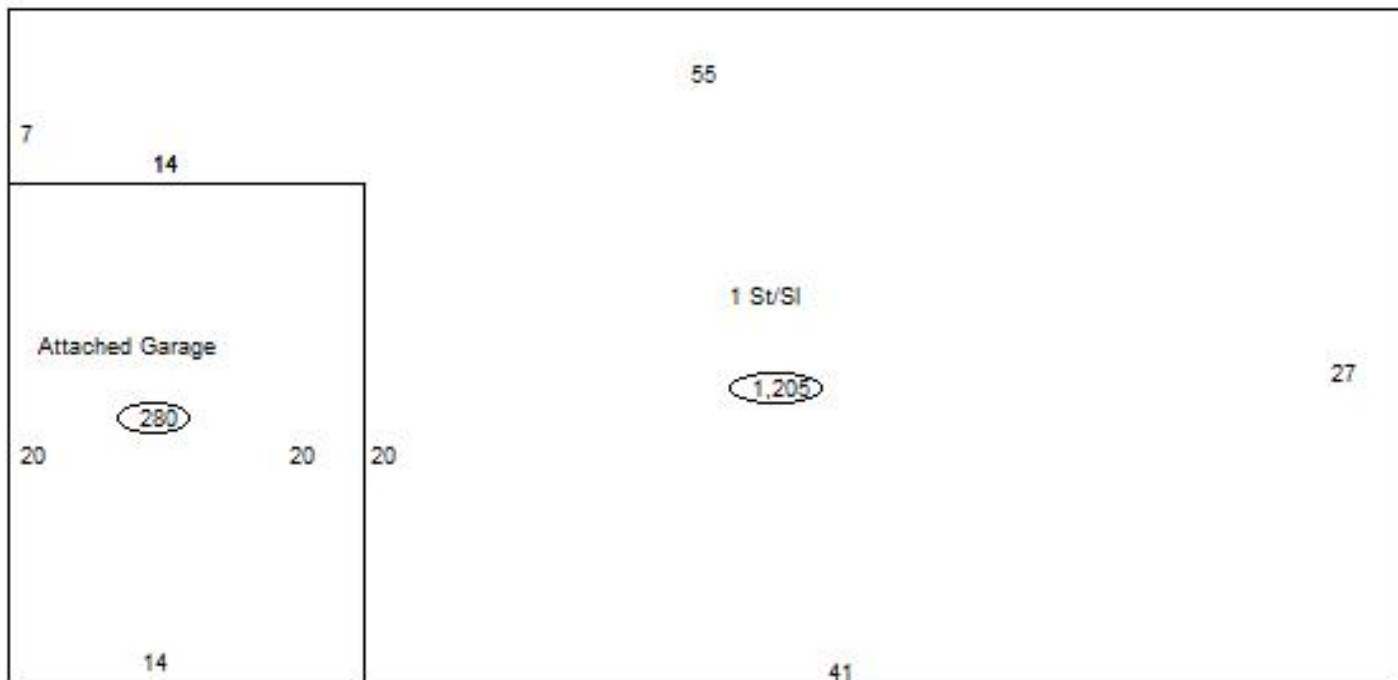
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Sketch Image

660016178



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,205	1.000	1,205
2	G	1		10	Attached Garage	280	1.000	280
Total Building Area						1,205		1,205