



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 660016187 Parcel ID 000000-00-0-10460-004-0009 Cadastral ID 17-21-16-02400 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 60374 O'CONNOR, APRIL M 1204 OAK LANE CLAREMORE OK 74017-0000 Parcel Location Situs 01204 OAK LN Subdivision WALNUT PARK II Lot/Block 0009 / 0004 Parcel Size 1 - Lots Sec/Twn/Rng 17 / 21 / 16 / 5 Neighborhood 1161 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS																																																																																																																									
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Lot Data		Square-Foot - NBHD 1161 #1	
Lot Size			
Lot Count	1		
Units Buildable	1		
Non-Ag Acres	0.1921		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	8,368.00 x 5.50 = 46,024		
Factor Value			
Adjustments	1.0000		
Lot Value	46,024		



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

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	1,185 / 1,185
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,185
Fixture/RghIn	7 /
Bed/F/H Bath	3 / 1.5 /
Basement Area	
Garage Type	300 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1978 / 36

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	109,818	92.67	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	101,570		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	100.86	Total Misc Impr	+ 4,013				
Roofing Adj	+ 4.11	Garage Cost	+ 8,106				
Subfloor Adj	+ 0.00	Total RCN	= 156,985				
Heat/Cool Adj	+ 10.30	Depreciation (47%)	- 73,783				
Plumbing Adj	+ 6.98	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 83,202				
Adj Base Cost	= 122.25	Lot Value	+ 46,024				
Total Area	x 1,185	Indicated Value	= 129,226				
Adjusted Cost	= 144,866	Value Per SqFt	109.05				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	83,202		
Lot Value	46,024		
Indicated Value	129,226	109.05	Per SqFt
Agland Value			
Site Improvements			
Total Value	129,226	109.05	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	39004	20x4		80	21.04		1,683
PATO	SLAB PORCH - OPEN	39005	24x12		288	8.09		2,330



Rogers

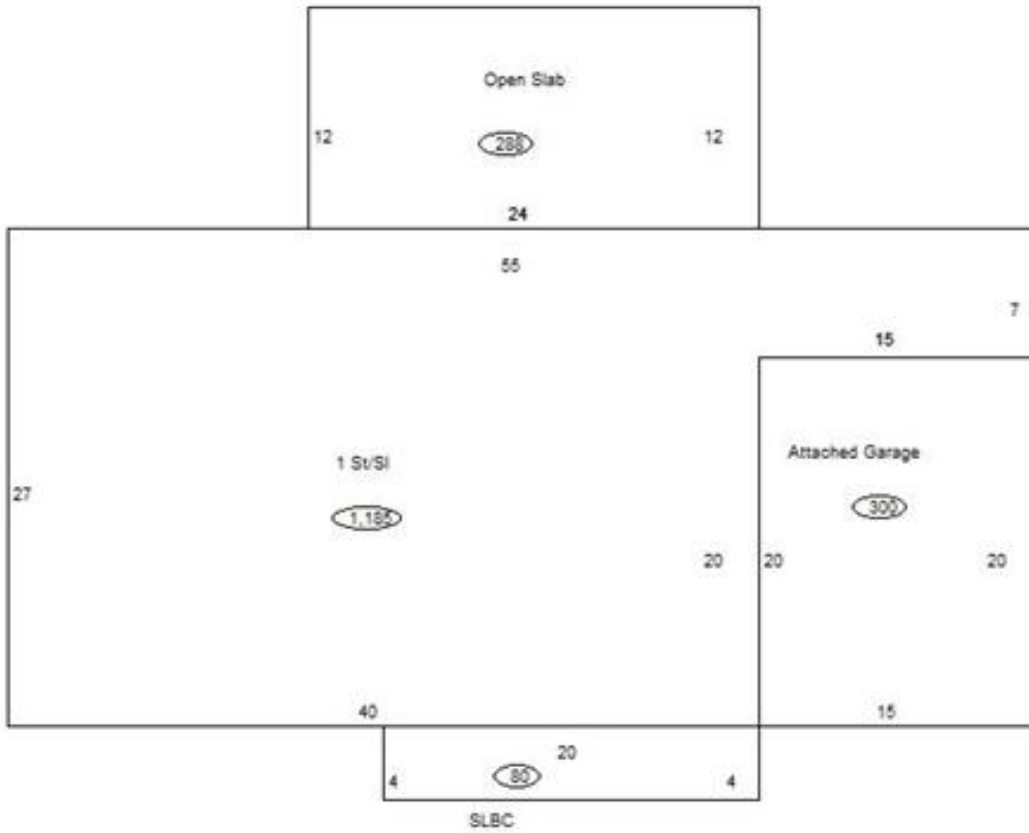
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Sketch Image

660016187



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,185	1.000	1,185
2	G	1		10	Attached Garage	300	1.000	300
3	M	PRCH		10	SLBC	80	1.000	80
4	M	PATO		10	Open Slab	288	1.000	288
Total Building Area						1,185		1,185



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Outbuildings/Site Improvements

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