



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 660016197 Parcel ID 000000-00-0-10460-005-0003 Cadastral ID 17-21-16-02490 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 323440 BHUIYAN, MOHAMMAD S 1910 NE OAK RIDGE DR CLAREMORE OK 74017-0000 Parcel Location Situs 01306 COTTONWOOD LN Subdivision WALNUT PARK II Lot/Block 0003 / 0005 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\2023-8-30\IMG_002! 8/30/2023</p>														
Legal Description Lat/Long: 36.29592866 -95.61817242																			
LOT 3 BLOCK 5 WALNUT PARK II					Building Permits <table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount															
Exemptions					Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
H	Homestead	No	1,000		2681/556	PINGORA LOAN SERVICING LLC	11/28/2017	77,000	3										
H	Homestead	No	1,000		2658/178	MOORE, MELISSA J	08/30/2017	0	10										
					2401/254	FROST, DON RANDELL	05/06/2014	95,000	YES										
					769/1			43,500	No										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax										
Remove Cap	2018		Land Value 78,053	23,529	11%	2,588	Assessed	13,492	1,247.07										
Year Frozen	0		Improvements 100,490	99,129		10,904	Penalty	0											
Uncapped Value	0		Mobile Home 0	0		0	Exemption	0	0.00										
TIF Project ID	0		Total Value 178,543	122,658		13,492	Total Taxable	13,492	1,247.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660016197	BHUIYAN, MOHAMMAD S			17	176,870	0	12,850	1,188.00										
2024	2024-660016197	BHUIYAN, MOHAMMAD S			17	189,509	0	12,239	1,131.00										
2023	2023-660016197	BHUIYAN, MOHAMMAD S			17	122,616	0	11,655	1,068.00										
2022	2022-660016197	BHUIYAN, MOHAMMAD S			17	100,914	0	11,101	1,028.00										
2021	2021-660016197	BHUIYAN, MOHAMMAD S			17	103,480	0	11,383	1,005.00										
2020	2020-660016197	BHUIYAN, MOHAMMAD S			17	101,694	0	11,186	1,024.00										
2019	2019-660016197	BHUIYAN, MOHAMMAD S			17	100,795	0	11,087	1,027.00										
2018	2018-660016197	BHUIYAN, MOHAMMAD S			17	105,263	0	11,579	1,070.00										
2017	2017-660016197	PINGORA LOAN SERVICING LLC			17	104,360	1000	10,480	962.00										
2016	2016-660016197	MOORE, MELISSA J			17	101,539	1000	10,169	954.00										
2015	2015-660016197	MOORE, MELISSA J			17	99,228	1000	9,915	894.00										
2014	2014-660016197	MOORE, MELISSA J			17	104,378	1000	7,508	696.00										
2013	2013-660016197	FROST, DON RANDELL			17	98,525	1000	7,260	664.00										



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Lot Data	Square-Foot - NBHD 1161 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	0.3862	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	16,821.00 x 4.64 = 78,053	
Factor Value		
Adjustments	1.0000	
Lot Value	78,053	

Residential Data	
Type	1 Single Family Residence
Condition	2.5 - Fair
Quality	2 - Fair
Architecture	R3 Res Nbhd 3
Style	100% One Story
Exterior Wall	20% Veneer, Masonry 80% Frame, Siding, Wood
Base/Total Area	1,667 / 1,667
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,667
Fixture/RghIn	7 /
Bed/F/H Bath	3 / 1.5 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1985 / 36



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	113,425	68.04	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	114,770		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	100,490		
Lot Value	78,053		
Indicated Value	178,543	107.10	Per SqFt
Agland Value			
Site Improvements			
Total Value	178,543	107.10	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	87.72	Total Misc Impr	+	6,251			
Roofing Adj	+ 3.89	Garage Cost	+				
Subfloor Adj	+ 0.00	Total RCN	=	184,420			
Heat/Cool Adj	+ 10.30	Depreciation (47%)	-	86,677			
Plumbing Adj	+ 4.97	Lump Sums	+	2,747			
Basement Adj	+ 0.00	RCNLD	=	100,490			
Adj Base Cost	= 106.88	Lot Value	+	78,053			
Total Area	x 1,667	Indicated Value	=	178,543			
Adjusted Cost	= 178,169	Value Per SqFt		107.10			

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	39037	11x5		55	21.12		1,162
PRCH	SLAB PORCH - COVERED	39038	31x8		248	20.52		5,089
WODO	WOOD DECK - OPEN	39039	606		606	15.11	70%	2,747



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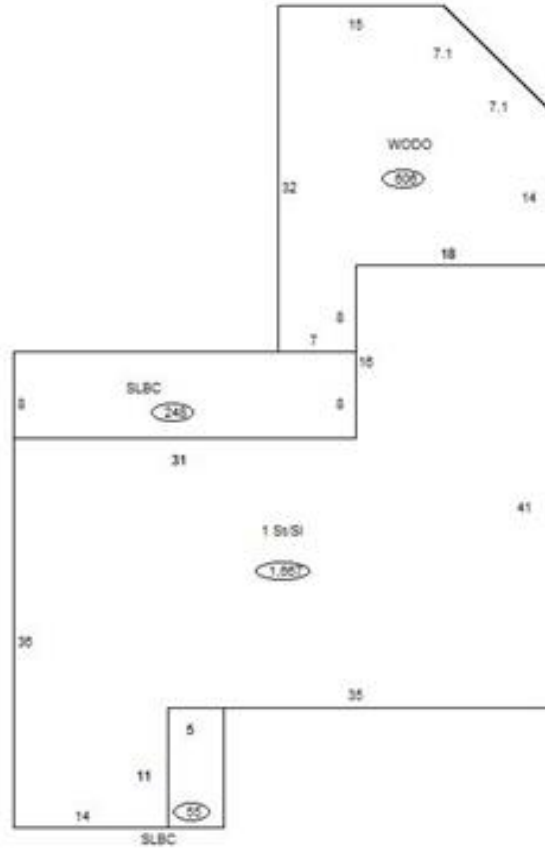
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,667	1.000	1,667
2	M	PRCH		13	SLBC	55	1.000	55
3	M	PRCH		13	SLBC	248	1.000	248
4	M	WODO		13	WODO	606	1.000	606
Total Building Area						1,667		1,667



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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)						