



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 00:28:30
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Assessment Data					Primary Image																																																																																																																				
Account 660016280 Parcel ID 21N16E-17-3-00000-000-0000 Cadastral ID 17-21-16-05200 Property Type REAL - Real Property Property Class UR VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 347295 ARMBRISTER, JEFFREY L & KAREN S ARMBRISTER & SAMANTHA S MATTHEWS & CELESTE J OSBORNE 1401 S REAVIS RD CLAREMORE OK 74017-0000																																																																																																																									
Parcel Location Situs 01400 REAVIS RD Subdivision Lot/Block / Parcel Size 1.25 - Acres Sec/Twn/Rng 17 / 21 / 16 / 3 Neighborhood 2116 - UNPLATTED School District S001 - CLAREMORE SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.29343308 -95.62441808 W 165' E 247.5' SE SE SE SW					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																																																																																																											
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Lot Data		Square-Foot - NBHD 2116 #1	
Lot Size			
Lot Count			
Units Buildable	1.25		
Non-Ag Acres	1.3472		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	58,685.00 x .77 = 44,988		
Factor Value			
Adjustments	1.0000		
Lot Value	44,988		



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Residential Data	
Type	1 Single Family Residence
Condition	1 - Low
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	864 / 864
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	1 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1940 / 120

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1 Test		
Adusted R	0.8445		
Indicated Value	54,754	63.37	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	NewTest
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025			
Base Cost	98.76	Total Misc Impr	+	4,134			
Roofing Adj	+ 4.42	Garage Cost	+				
Subfloor Adj	+ 2.52	Total RCN	=	113,732			
Heat/Cool Adj	+ 10.30	Depreciation (80%)	-	90,986			
Plumbing Adj	+ 10.85	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	22,746			
Adj Base Cost	= 126.85	Lot Value	+	44,988			
Total Area	x 864	Indicated Value	=	67,734			
Adjusted Cost	= 109,598	Value Per SqFt		78.40			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	22,746		
Lot Value	44,988		
Indicated Value	67,734	78.40	Per SqFt
Agland Value			
Site Improvements	17,706		
Total Value	85,440	98.89	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	39249	20x10		200	20.67		4,134



Rogers

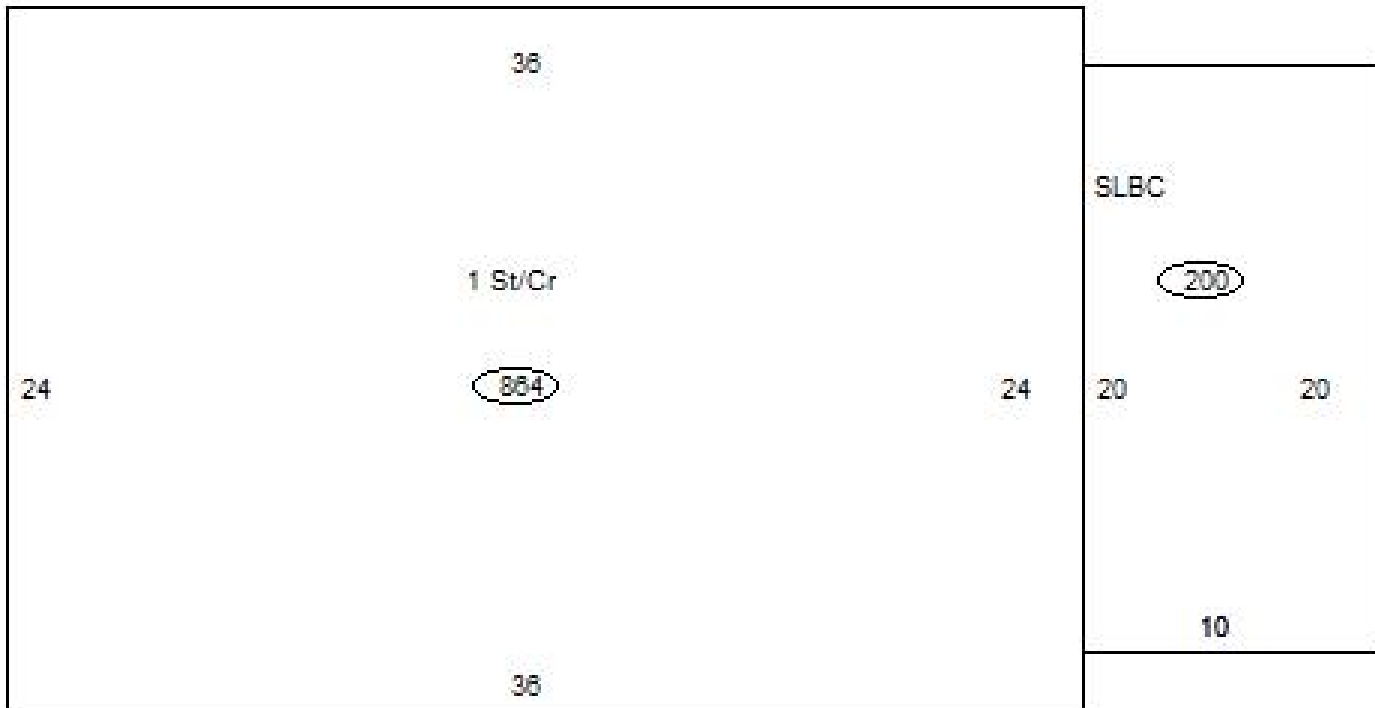
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Sketch Image

660016280



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	864	1.000	864
2	M	PRCH		10	SLBC	200	1.000	200
Total Building Area						864		864



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	UTIL	SHOP BUILDING	0x0x0			544	
	Qual	2	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total		RCN	Depr (10% Phys/ % Func)	RCNLD
		Base Cost (31.28 x 544)	17,016		17,016	1,702	15,314
	UTIL	SHOP BUILDING	16x15x0			240	
	Qual	4	Cond 3	Year	Eff Age 1520		
	Valuation Summary		Modifier Total		RCN	Depr (80% Phys/ % Func)	RCNLD
		Base Cost (35.96 x 240)	8,630		8,630	6,904	1,726
	LNT0	LEAN TO - ATTACHED	4x15x0			60	
	Qual	3	Cond 3	Year	Eff Age 1520		
	Valuation Summary		Modifier Total		RCN	Depr (80% Phys/ % Func)	RCNLD
		Base Cost (8.64 x 60)	518		518	414	104
	STF	STG FAIR	10x12x0			120	
	Qual	2	Cond 3	Year	Eff Age 1520		
	Valuation Summary		Modifier Total		RCN	Depr (0% Phys/ % Func)	RCNLD
		Base Cost (4.68 x 120)	562		562		562
	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)					
	CP	CARPORT DIRT	0x0x0				
	Qual		Cond	Year	Eff Age		
	Valuation Summary		Modifier Total		RCN	Depr (100% Phys/ % Func)	RCNLD
		Base Cost (3.50 x)					