



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 08:11:04
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Assessment Data					Primary Image																																																																																																																				
Account 660016316 Parcel ID 21N16E-17-3-00000-000-0000 Cadastral ID 17-21-16-08700 Property Type REAL - Real Property Property Class UR VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 325633 FEDERICO, LEON TORRES & MARIA ISABEL PEREZ 1001 S REAVIS RD CLAREMORE OK 74017-0000 Parcel Location Situs 01001 REAVIS RD Subdivision Lot/Block / Parcel Size .42 - Acres Sec/Twn/Rng 17 / 21 / 16 / 3 Neighborhood 2116 - UNPLATTED School District S001 - CLAREMORE SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.29961418 -95.62421915 BEG: 191' S OF NE/C NE NE SW; N 80-40 W 202.5'; S 107.3'; E 200'; N 74.51' TO POB										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	0.42		
Non-Ag Acres	0.4153		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	18,092.00 x .88 = 15,921		
Factor Value			
Adjustments	1.0000		
Lot Value	15,921		



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-8-31\IMG_0001 8/31/2023

Residential Data	
Type	1 Single Family Residence
Condition	2 - Fair
Quality	1.5 - Low
Architecture	
Style	100% One Story
Exterior Wall	100% Frame, Siding, Metal
Base/Total Area	828 / 828
Style	100% One Story
HVAC	100% Floor Furnace
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	4 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	250 Carport - Shed Roof
Remodel	
Year/Eff Age	1945 / 81

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1 Test		
Adusted R	0.8445		
Indicated Value	51,054	61.66	Per SqFt

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

Cost Approach				Manual : 01/2025	
Base Cost	95.42	Total Misc Impr	+	1,706	
Roofing Adj	+ 4.39	Garage Cost	+	2,940	
Subfloor Adj	+ 2.62	Total RCN	=	95,585	
Heat/Cool Adj	+ 1.59	Depreciation (90%)	-	86,027	
Plumbing Adj	+ 5.81	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	9,558	
Adj Base Cost	= 109.83	Lot Value	+	15,921	
Total Area	x 828	Indicated Value	=	25,479	
Adjusted Cost	= 90,939	Value Per SqFt		30.77	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	9,558		
Lot Value	15,921		
Indicated Value	25,479	30.77	Per SqFt
Agland Value			
Site Improvements	66		
Total Value	25,545	30.85	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	39281	14x6		84	20.31		1,706
SHLT	STORM SHELTER			2019	1	0.00		



Rogers

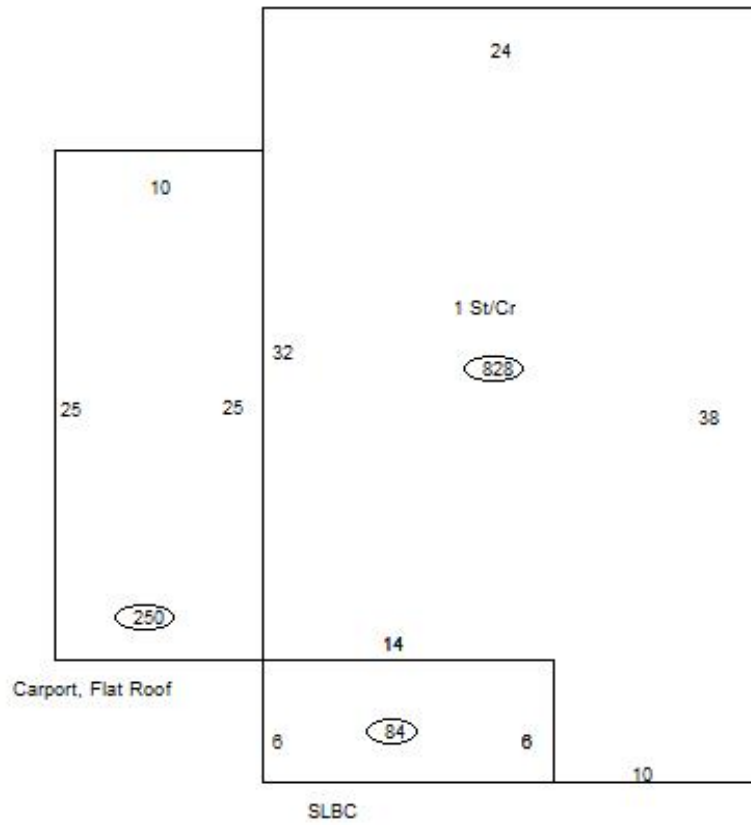
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Sketch Image

660016316



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	828	1.000	828
2	M	PRCH		10	SLBC	84	1.000	84
3	G	4		10	Carport, Flat Roof	250	1.000	250
Total Building Area						828		828



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	10x7x0			70
	Qual	2	Cond 3	Year	Eff Age 1520	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (4.68 x 70)		328		328 262	66
	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)					
	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)					