



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 660016321 Parcel ID 21N16E-17-4-00000-000-0000 Cadastral ID 17-21-16-09300 Property Type REAL - Real Property Property Class UR VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 325990 ARMBRISTER, PATRICIA A & JEFFREY L ARMBRISTER 1400 REAVIS RD CLAREMORE OK 74017-0000 Parcel Location Situs 01400 REAVIS RD Subdivision Lot/Block / Parcel Size 2.07 - Acres Sec/Twn/Rng 17 / 21 / 16 / 4 Neighborhood 2116 - UNPLATTED School District S001 - CLAREMORE SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.29351012 -95.62345493 E 215' OF W 231.5' OF S 420' OF SW SW SE																																																																																																																									
Exemptions <table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td>H</td> <td>Homestead</td> <td>Yes</td> <td>1,000</td> <td>1,000</td> </tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption	H	Homestead	Yes	1,000	1,000	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	Primary Image
Lot Size		
Lot Count		
Units Buildable	2.07	
Non-Ag Acres	1.988	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	86,597.00 x .66 = 57,269	
Factor Value		
Adjustments	1.0000	
Lot Value	57,269	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,016 / 2,016
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,016
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 3.0 /
Basement Area	
Garage Type	660 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1965 / 46



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-8-31\IMG_002: 8/31/2023

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	256,826	127.39	Per SqFt

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

Cost Approach				Manual : 01/2025			
Base Cost	102.35	Total Misc Impr	+	14,488			
Roofing Adj	+ 4.47	Garage Cost	+	19,912			
Subfloor Adj	+ -2.18	Total RCN	=	290,372			
Heat/Cool Adj	+ 12.64	Depreciation (51%)	-	148,090			
Plumbing Adj	+ 9.69	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	142,282			
Adj Base Cost	= 126.97	Lot Value	+	57,269			
Total Area	x 2,016	Indicated Value	=	199,551			
Adjusted Cost	= 255,972	Value Per SqFt		98.98			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	142,282		
Lot Value	57,269		
Indicated Value	199,551	98.98	Per SqFt
Agland Value			
Site Improvements	35,942		
Total Value	235,493	116.81	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	39291	16x10		160	26.43		4,229
PATO	SLAB PORCH - OPEN	142089	60x9		540	8.60		4,644



Rogers

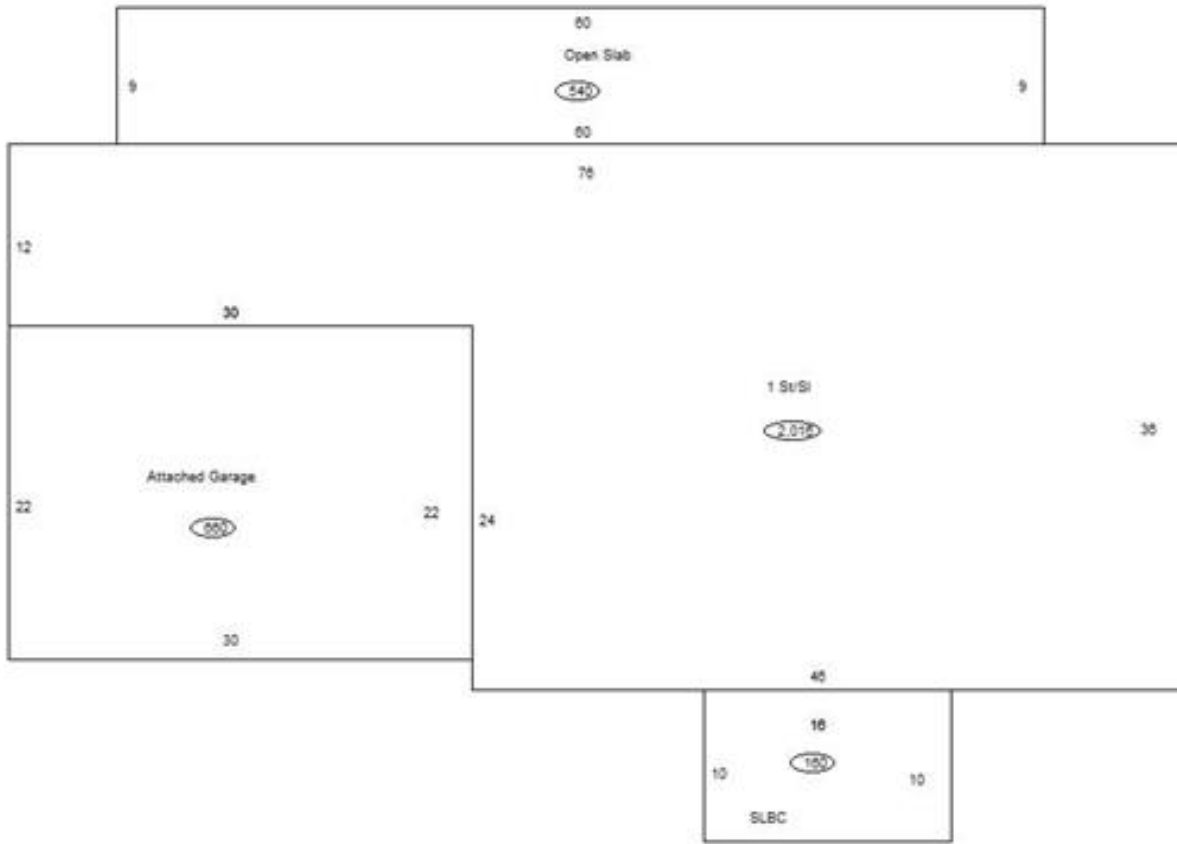
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	2,016	1.000	2,016
2	G	1		10	Attached Garage	660	1.000	660
3	M	PRCH		10	SLBC	160	1.000	160
4	M	PATO		10	Open Slab	540	1.000	540
Total Building Area						2,016		2,016



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PFS	PORTABLE FRAME STRUCTURE	11x39x0			429
	Qual 4	Cond 4	Year 2019	Eff Age	4	
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
		Base Cost (39.78 x 429)	17,066		17,066	17,066
	PRCH	SLAB PORCH - COVERED	4x11x0			44
	Qual 2	Cond 3	Year 2019	Eff Age	5	
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
		Base Cost (21.16 x 44)	931		931	931
	SV	SWIM VINYL	0x0x0			1
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
		Base Cost (25,000.00 x 1)	25,000		25,000	5,000
	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)				
	LT	LEAN-TO	25x41x0			1,025
	Qual 2	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
		Base Cost (2.92 x 1,025)	2,993		2,993	2,993
	GA	GAZEBO AVG	0x0x0			1
	Qual 3	Cond	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
		Base Cost (8,350.00 x 1)	8,350		8,350	8,350
	STGG	STG GOOD	10x14x0			140
	Qual 4	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
		Base Cost (9.36 x 140)	1,310		1,310	1,310



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	LT	LEAN-TO	0x0x0			100
	Qual	2	Cond 3	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
	Base Cost (2.92 x 100)		292		292	292
	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)					