




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 660016364 Parcel ID 21N16E-17-3-00000-000-0000 Cadastral ID 17-21-16-13600 Property Type REAL - Real Property Property Class UR VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 253062 RUDOLPH, MICHAEL N & PAMELA C 1209 REAVIS RD CLAREMORE OK 74017-0000 Parcel Location Situs 01209 REAVIS RD Subdivision Lot/Block / Parcel Size .58 - Acres Sec/Twn/Rng 17 / 21 / 16 / 3 Neighborhood 2116 - UNPLATTED School District S001 - CLAREMORE SCHOOLS					 <p style="text-align: right; color: orange;">08/31/2023</p> <p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-8-31\IMG_002I 8/31/2023</p>																																																																																																																				
Legal Description Lat/Long: 36.29695440 -95.62424531 S 110' N 583' E 230' SE NE SW																																																																																																																									
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Lot Data	Square-Foot - NBHD 2116 #1	Primary Image
Lot Size Lot Count Units Buildable 0.58 Non-Ag Acres 0.5383 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 23,448.00 x .88 = 20,634 Factor Value Adjustments 1.0000 Lot Value 20,634		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,350 / 1,350
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	1,350
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	648 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1977 / 37

\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-8-31\IMG_002I 8/31/2023

Cost Approach		Manual : 01/2025	
Base Cost	102.33	Total Misc Impr	+ 3,702
Roofing Adj	+ 5.09	Garage Cost	+ 16,880
Subfloor Adj	+ -1.15	Total RCN	= 193,612
Heat/Cool Adj	+ 11.47	Depreciation (46%)	- 89,062
Plumbing Adj	+ 10.43	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 104,550
Adj Base Cost	= 128.17	Lot Value	+ 20,634
Total Area	x 1,350	Indicated Value	= 125,184
Adjusted Cost	= 173,030	Value Per SqFt	92.73

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	193,695	143.48	Per SqFt

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

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	104,550		
Lot Value	20,634		
Indicated Value	125,184	92.73	Per SqFt
Agland Value			
Site Improvements	29,040		
Total Value	154,224	114.24	Total Value Per SqFt

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
PRCH	SLAB PORCH - COVERED	39380	26x6		156	23.73	3,702



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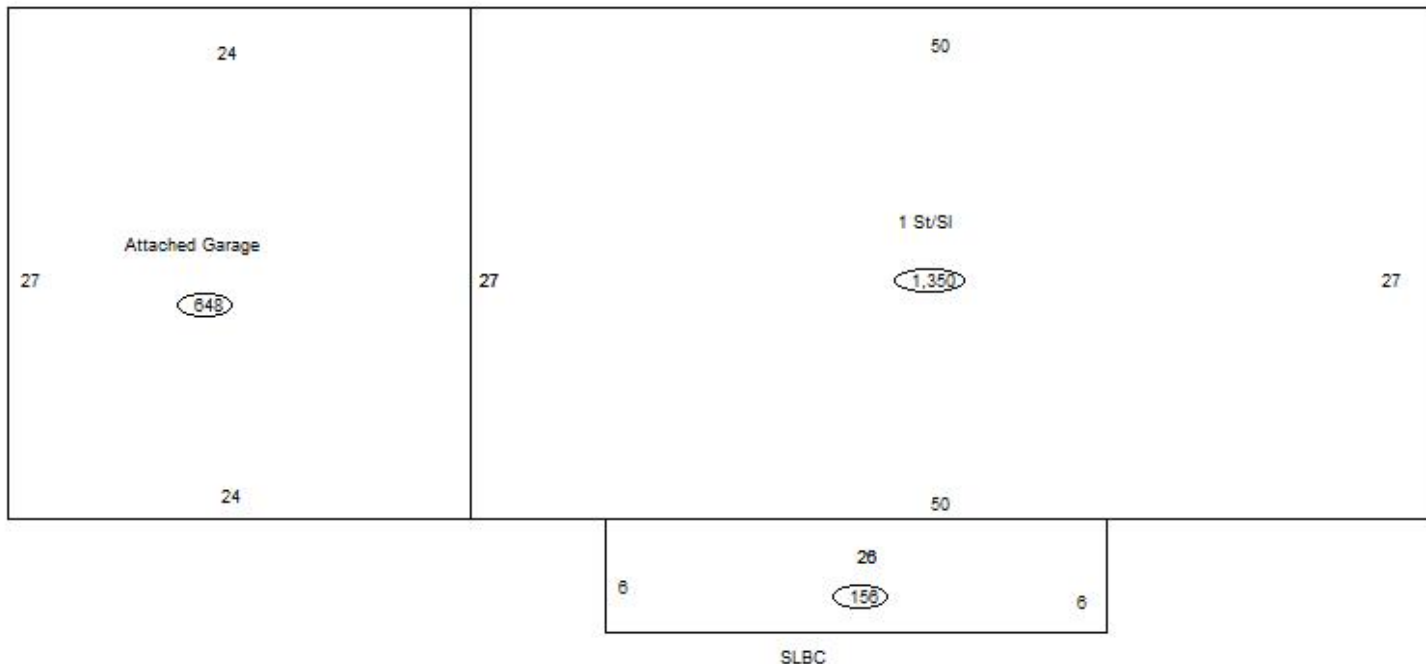
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/Sl	1,350	1.000	1,350
2	G	1		10	Attached Garage	648	1.000	648
3	M	PRCH		10	SLBC	156	1.000	156
Total Building Area						1,350		1,350



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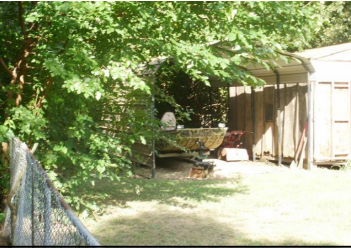


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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	UTIL	SHOP BUILDING	0x0x0			1,200	
	Qual	2	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (20% Phys/ % Func)	RCNLD	
	Base Cost (30.25 x 1,200)		36,300		36,300	7,260	29,040
	CP	CARPORT DIRT	0x0x0				
	Qual		Cond	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD	
	Base Cost (3.50 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)						
	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)						