



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
Time 23:26:05  
Page 1

Assessment Data					Primary Image																																																																																																																			
<b>Account</b> 660016676 <b>Parcel ID</b> 000000-00-0-10190-001-0001 <b>Cadastral ID</b> 18-21-16-01640 <b>Property Type</b> REAL - Real Property <b>Property Class</b> URP VI Area 1 <b>Tax Area</b> 17 - CLAREMORE OT <b>Name ID</b> 319778 BARNES, MICHAEL L & HOLLIE  712 CHRISTMAS LN CLAREMORE OK 74017-0000  <b>Parcel Location</b> <b>Situs</b> 00712 CHRISTMAS LN <b>Subdivision</b> HOLIDAY HILLS <b>Lot/Block</b> 0001 / 0001 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 18 / 21 / 16 / 5 <b>Neighborhood</b> 1170 - R-V01-SW CLAREMORE <b>School District</b> S001 - CLAREMORE SCHOOLS					<p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-9-6\IMG_0001. 9/6/2023</p>																																																																																																																			
<b>Legal Description</b> Lot/Long: 36.30691781 -95.63685524 LOT 1 BLOCK 1 HOLIDAY HILLS																																																																																																																								
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Lot Data		Square-Foot - NBHD 1170 #1	
Lot Size			
Lot Count			
Units Buildable			
Non-Ag Acres	1.0452		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	45,530.00 x 1.44 = 65,571		
Factor Value			
Adjustments	1.0000		
Lot Value	65,571		



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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	1,844 / 1,844
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,844
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	440 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1963 / 47

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	215,034	116.61	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	239,190		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	109.34	Total Misc Impr	+ 7,854				
Roofing Adj	+ 4.78	Garage Cost	+ 14,498				
Subfloor Adj	+ -2.28	Total RCN	= 263,381				
Heat/Cool Adj	+ 12.64	Depreciation ( 52%)	- 136,958				
Plumbing Adj	+ 6.23	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 126,423				
Adj Base Cost	= 130.71	Lot Value	+ 65,571				
Total Area	x 1,844	Indicated Value	= 191,994				
Adjusted Cost	= 241,029	Value Per SqFt	104.12				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	126,423		
Lot Value	65,571		
Indicated Value	191,994	104.12	Per SqFt
Agland Value			
Site Improvements	28,109		
Total Value	220,103	119.36	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	39941	21x4		84	26.66		2,239



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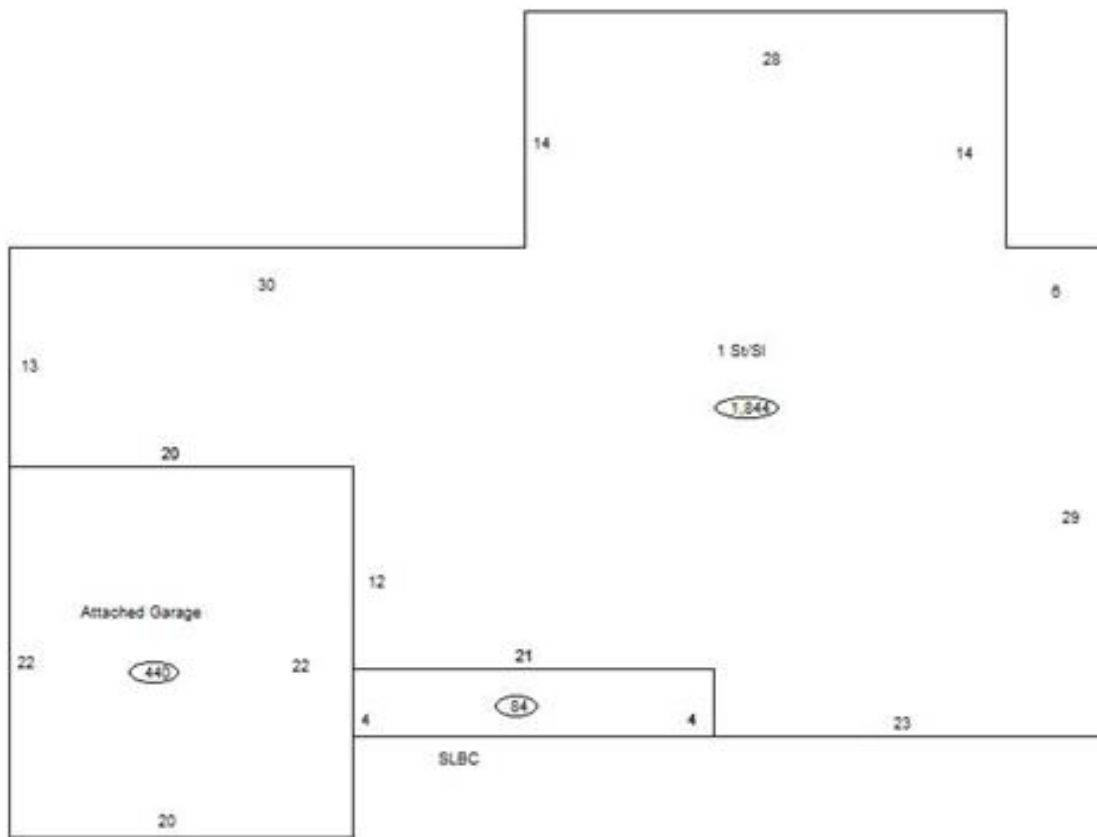
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Sketch Image

660016676



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,844	1.000	1,844
2	G	1		10	Attached Garage	440	1.000	440
3	M	PRCH		10	SLBC	84	1.000	84
<b>Total Building Area</b>						1,844		1,844



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	0x0x0			1,152
	Qual 2	Cond 3	Year	Eff Age		
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (20% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (30.50 x 1,152)	35,136	35,136	7,027	28,109