



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Time 06:52:59
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Assessment Data					Primary Image																																																																																																															
Account 660016695 Parcel ID 000000-00-0-10190-001-0016 Cadastral ID 18-21-16-01830 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 304562 WASSERMAN, JOSEPH KYLE 2206 FALL LN CLAREMORE OK 74017-0000 Parcel Location Situs 02206 FALL LN Subdivision HOLIDAY HILLS Lot/Block 0016 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 18 / 21 / 16 / 5 Neighborhood 1170 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS					<p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-9-6\IMG_0021. 9/6/2023</p>																																																																																																															
Legal Description Lat/Long: 36.30084037 -95.63660435 W2 OF TR 16 BLOCK 1 HOLIDAY HILLS																																																																																																																				
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Lot Data		Square-Foot - NBHD 1170 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	1.2218		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	53,223.00 x 1.41 = 74,803		
Factor Value			
Adjustments	1.0000		
Lot Value	74,803		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	50% Veneer, Masonry 50% Frame, Siding, Vinyl
Base/Total Area	1,561 / 1,561
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	3 / 2.0 /
Basement Area	
Garage Type	540 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1970 / 42

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	161,723	103.60	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	188,950		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	101.31	Total Misc Impr	+ 16,382
Roofing Adj	+ 4.47	Garage Cost	+ 14,575
Subfloor Adj	+ 1.15	Total RCN	= 226,222
Heat/Cool Adj	+ 11.47	Depreciation (50%)	- 113,111
Plumbing Adj	+ 6.69	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 113,111
Adj Base Cost	= 125.09	Lot Value	+ 74,803
Total Area	x 1,561	Indicated Value	= 187,914
Adjusted Cost	= 195,265	Value Per SqFt	120.38

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	113,111		
Lot Value	74,803		
Indicated Value	187,914	120.38	Per SqFt
Agland Value			
Site Improvements			
Total Value	187,914	120.38	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	5,095.98		5,096
PRCH	SLAB PORCH - COVERED	40017		217	217	23.51		5,102
PRCH	SLAB PORCH - COVERED	40018	18x12		216	23.51		5,078
PATO	SLAB PORCH - OPEN	40019	34x3		102	10.84		1,106



Rogers

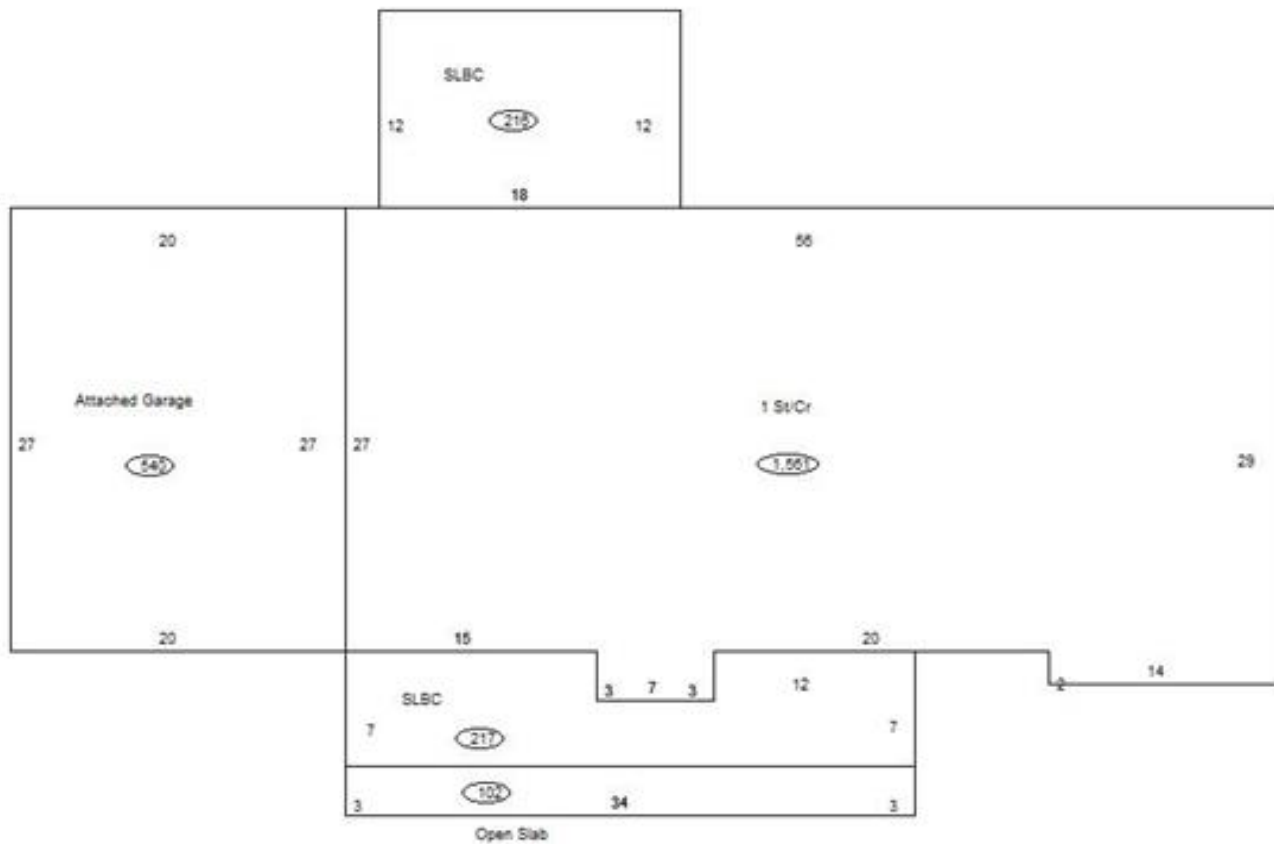
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	1,561	1.000	1,561
2	G	1		10	Attached Garage	540	1.000	540
3	M	PRCH		10	SLBC	217	1.000	217
4	M	PRCH		10	SLBC	216	1.000	216
5	M	PATO		10	Open Slab	102	1.000	102
Total Building Area						1,561		1,561



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	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)					