



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 23:26:27
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660016703 Parcel ID 000000-00-0-10190-001-0024 Cadastral ID 18-21-16-01910 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 320887 MARTIN, LYNNE LOUISE TRUSTEE 730 CHRISTMAS LN CLAREMORE OK 74017-0000 Parcel Location Situs 00730 CHRISTMAS LN Subdivision HOLIDAY HILLS Lot/Block 0024 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 18 / 21 / 16 / 5 Neighborhood 1170 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.30444562 -95.63611028																																																																																																																									
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Lot Data	Square-Foot - NBHD 1170 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 2.1178 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 92,252.00 x .89 = 81,998 Factor Value Adjustments 1.0000 Lot Value 81,998		<p>09/06/2023</p> <p>\\tsclient\TLOGAN\LOGAN RESIDENTIAL VI\2023-9-6\IMG_0029. 9/6/2023</p>

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,219 / 1,751
Style	100% 1 1/2 Story Finished
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	399 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1965 / 46



GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	156,567	89.42	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	196,960		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	89.75	Total Misc Impr	+ 4,977				
Roofing Adj	+ 3.16	Garage Cost	+ 11,679				
Subfloor Adj	+ 0.80	Total RCN	= 211,262				
Heat/Cool Adj	+ 11.47	Depreciation (53%)	- 111,969				
Plumbing Adj	+ 5.96	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 99,293				
Adj Base Cost	= 111.14	Lot Value	+ 81,998				
Total Area	x 1,751	Indicated Value	= 181,291				
Adjusted Cost	= 194,606	Value Per SqFt	103.54				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	99,293		
Lot Value	81,998		
Indicated Value	181,291	103.54	Per SqFt
Agland Value			
Site Improvements			
Total Value	181,291	103.54	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	40049	22x4		88	23.99		2,111
PRCH	SLAB PORCH - COVERED	40051	12x10		120	23.88		2,866



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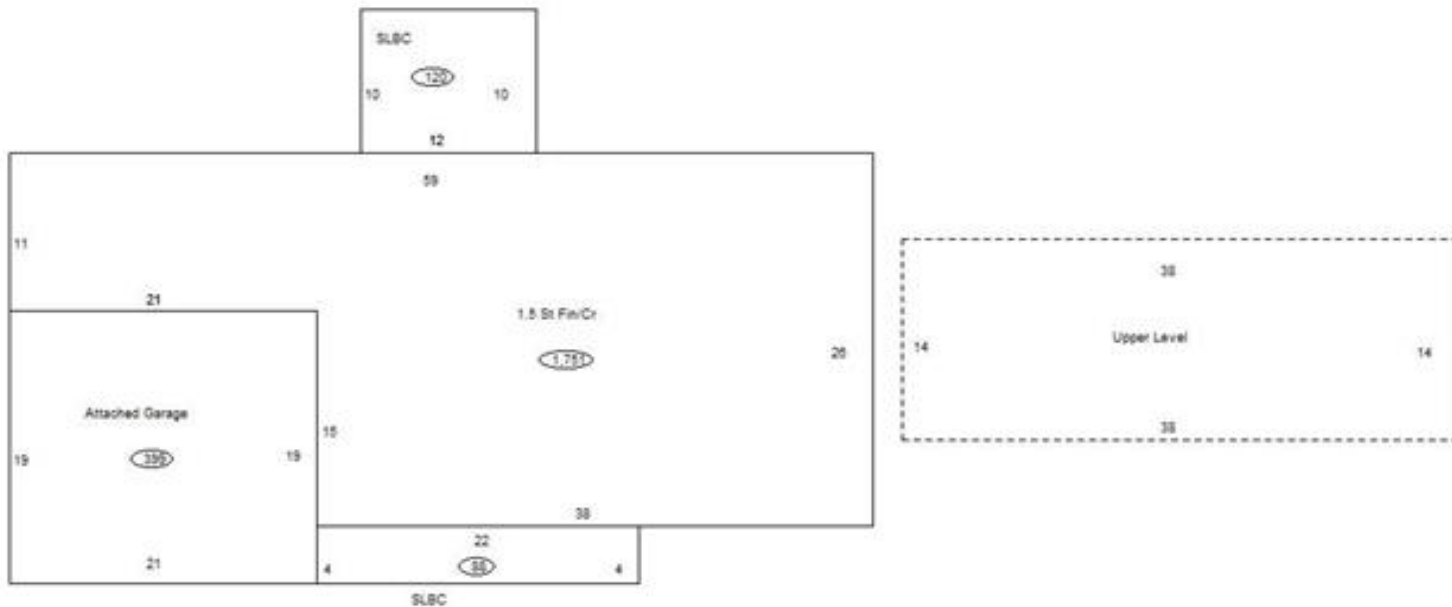
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Sketch Image

660016703



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Crawl	10	1.5 St Fin/Cr	1,219	1.436	1,751
2	G	1		10	Attached Garage	399	1.000	399
3	M	PRCH		10	SLBC	88	1.000	88
4	U	^UL	Overhang	10	Upper Level	532	1.000	532
5	M	PRCH		10	SLBC	120	1.000	120
Total Building Area						1,219		1,751



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF Qual 2	STG FAIR Cond	0x0x0 Year		Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (4.68 x)					
	STF Qual 2	STG FAIR Cond	0x0x0 Year		Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (4.68 x)					
	STF Qual 2	STG FAIR Cond	0x0x0 Year		Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (4.68 x)					