



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
Time 23:26:57  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660016738 <b>Parcel ID</b> 000000-00-0-10190-001-0047 <b>Cadastral ID</b> 18-21-16-02250 <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> 318624 SCOTT, RUBY & ANGELA HANDRICK  12157 N 162ND E AVE COLLINSVILLE OK 74021-0000  <b>Parcel Location</b> <b>Situs</b> 00755 CHRISTMAS LN <b>Subdivision</b> HOLIDAY HILLS <b>Lot/Block</b> 0047 / 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																																																																																																																									
<b>Legal Description</b> Lat/Long: 36.30174025 -95.63785943																																																																																																																									
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Lot Data		Square-Foot - NBHD 1170 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	1.2217		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	53,218.00 x 1.41 = 74,797		
Factor Value			
Adjustments	1.0000		
Lot Value	74,797		



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-9-11\IMG\_001 9/11/2023

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	1,394 / 1,394
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,394
Fixture/RghIn	11 /
Bed/F/H Bath	2 / 2.0 /
Basement Area	
Garage Type	575 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1995 / 23

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	179,276	128.61	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	185,900 Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	108.91	Total Misc Impr	+ 18,342
Roofing Adj	+ 4.61	Garage Cost	+ 15,295
Subfloor Adj	+ -1.21	Total RCN	= 220,266
Heat/Cool Adj	+ 11.47	Depreciation ( 30%)	- 66,080
Plumbing Adj	+ 10.10	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 154,186
Adj Base Cost	= 133.88	Lot Value	+ 74,797
Total Area	x 1,394	Indicated Value	= 228,983
Adjusted Cost	= 186,629	Value Per SqFt	164.26

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	154,186		
Lot Value	74,797		
Indicated Value	228,983	164.26	Per SqFt
Agland Value			
Site Improvements			
Total Value	228,983	164.26	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	40183	7x6		42	24.14		1,014
EPSW	ENCLOSED PORCH - SOLID WALL	40184	16x10		160	62.37		9,979
PRCH	SLAB PORCH - COVERED	124540	94		94	23.97		2,253



# Rogers

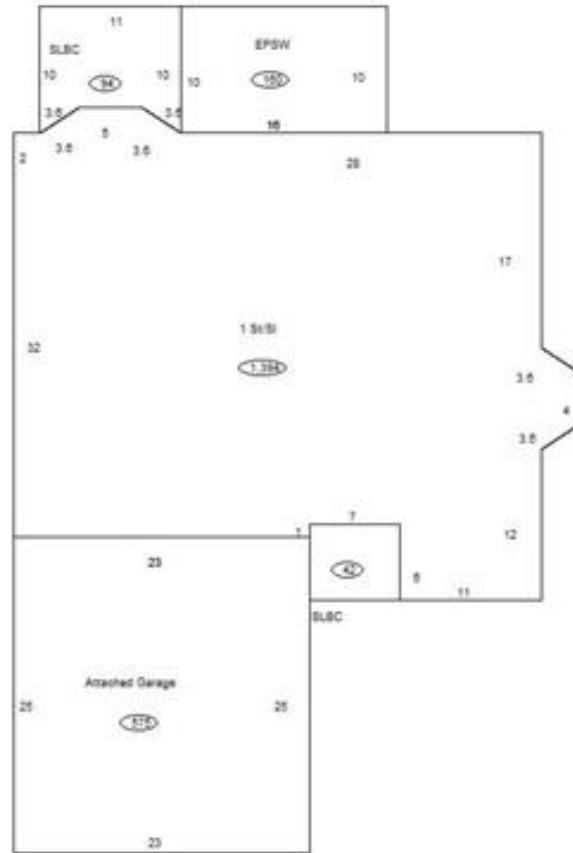
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### Sketch Image

660016738



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,394	1.000	1,394
2	G	1		10	Attached Garage	575	1.000	575
3	M	PRCH		10	SLBC	42	1.000	42
4	M	EPSW		10	EPSW	160	1.000	160
5	M	PRCH		10	SLBC	94	1.000	94
<b>Total Building Area</b>						<b>1,394</b>		<b>1,394</b>



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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	
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (4.68 x )				