




# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
Time 23:27:11  
Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660016754 <b>Parcel ID</b> 000000-00-0-10190-001-0056 <b>Cadastral ID</b> 18-21-16-02410 <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> 306351 FREEMAN, JOE NEIL-TRUSTEE  747 VALENTINE LN CLAREMORE OK 74017-0000  <b>Parcel Location</b> <b>Situs</b> 00747 VALENTINE LN <b>Subdivision</b> HOLIDAY HILLS <b>Lot/Block</b> 0056 / 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\2023-9-12\IMG_000 9/12/2023</p>																																																																																																																				
<b>Legal Description</b> Lat/Long: 36.30265287 -95.64012485 W 325' OF E 330' OF TR 56 BLOCK 1 HOLIDAY HILLS																																																																																																																									
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Lot Data	Square-Foot - NBHD 1170 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	1.0772	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	46,924.00 x 1.43 = 67,244	
Factor Value		
Adjustments	1.0000	
Lot Value	67,244	

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	1,564 / 1,564
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,564
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	480 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1968 / 44



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	154,839	99.00	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	174,650		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	104,764		
Lot Value	67,244		
Indicated Value	172,008	109.98	Per SqFt
Agland Value			
Site Improvements			
Total Value	172,008	109.98	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	101.10	Total Misc Impr	+	13,605			
Roofing Adj	+ 4.30	Garage Cost	+	13,282			
Subfloor Adj	+ -1.18	Total RCN	=	218,258			
Heat/Cool Adj	+ 11.47	Depreciation ( 52%)	-	113,494			
Plumbing Adj	+ 6.67	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	104,764			
Adj Base Cost	= 122.36	Lot Value	+	67,244			
Total Area	x 1,564	Indicated Value	=	172,008			
Adjusted Cost	= 191,371	Value Per SqFt		109.98			

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	40246		168	168	23.69		3,980
PRCH	SLAB PORCH - COVERED	40247		32x6	192	23.59		4,529



# Rogers

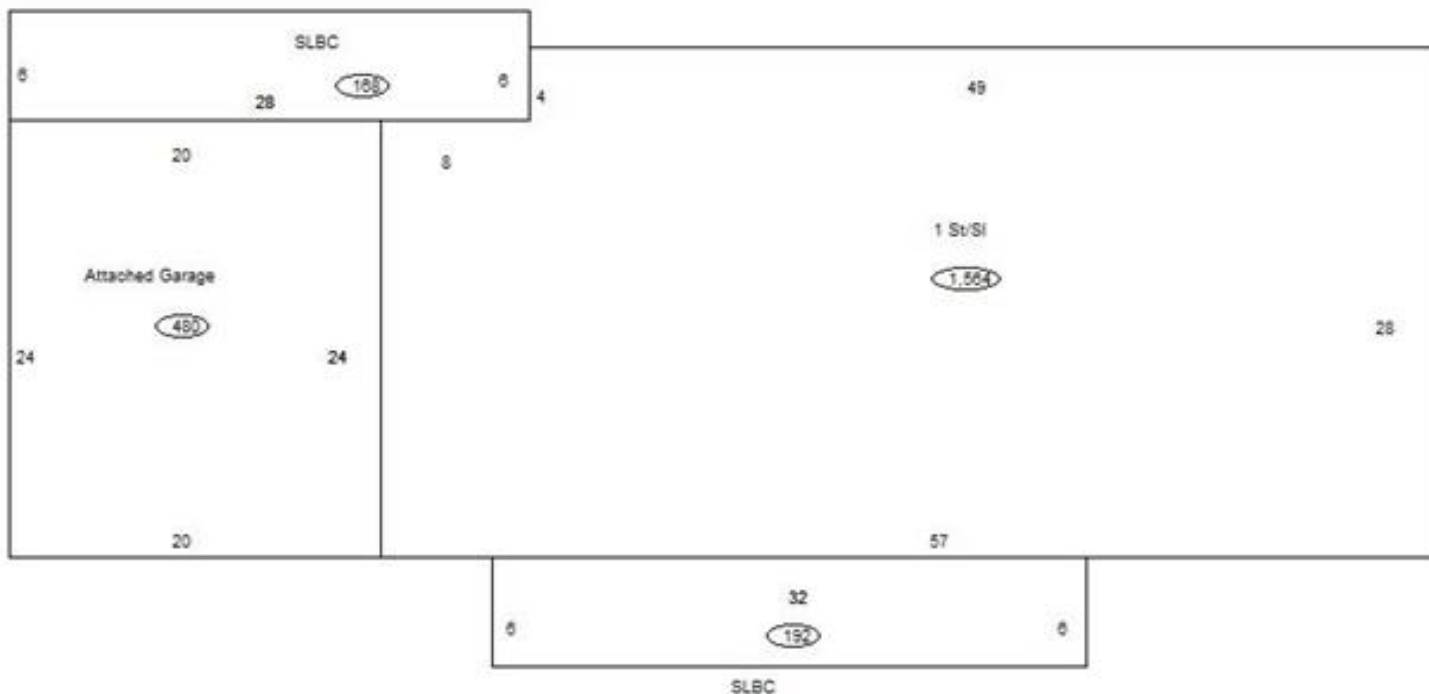
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### Sketch Image

660016754



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,564	1.000	1,564
2	G	1		10	Attached Garage	480	1.000	480
3	M	PRCH		10	SLBC	168	1.000	168
4	M	PRCH		10	SLBC	192	1.000	192
<b>Total Building Area</b>						1,564		1,564