



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
 Time 23:27:22
 Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660016755 Parcel ID 000000-00-0-10190-001-0057 Cadastral ID 18-21-16-02420 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 74284 DOWNS, MICHAEL EUGENE & SHELLY L 742 WINTER LN CLAREMORE OK 74017-0000 Parcel Location Situs 00742 WINTER LN Subdivision HOLIDAY HILLS Lot/Block 0057 / 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: 36.30311712 -95.64112653																																																																																																																									
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Lot Data	Square-Foot - NBHD 1170 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	1.136	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	49,483.00 x 1.42 = 70,315	
Factor Value		
Adjustments	1.0000	
Lot Value	70,315	

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	1,979 / 1,979
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,979
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1972 / 41

Cost Approach		Manual : 01/2025	
Base Cost	97.53	Total Misc Impr	+ 25,901
Roofing Adj	+ 4.17	Garage Cost	+ 0
Subfloor Adj	+ -1.21	Total RCN	= 257,899
Heat/Cool Adj	+ 11.47	Depreciation (49%)	- 126,371
Plumbing Adj	+ 5.27	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 131,528
Adj Base Cost	= 117.23	Lot Value	+ 70,315
Total Area	x 1,979	Indicated Value	= 201,843
Adjusted Cost	= 231,998	Value Per SqFt	101.99



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-9-12\IMG_002: 9/12/2023

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	147,767	74.67	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	180,710 Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	131,528		
Lot Value	70,315		
Indicated Value	201,843	101.99	Per SqFt
Agland Value			
Site Improvements	6,924		
Total Value	208,767	105.49	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	40249		681	681	22.29		15,179
PRCH	SLAB PORCH - COVERED	40250		20x12	240	23.44		5,626



Rogers

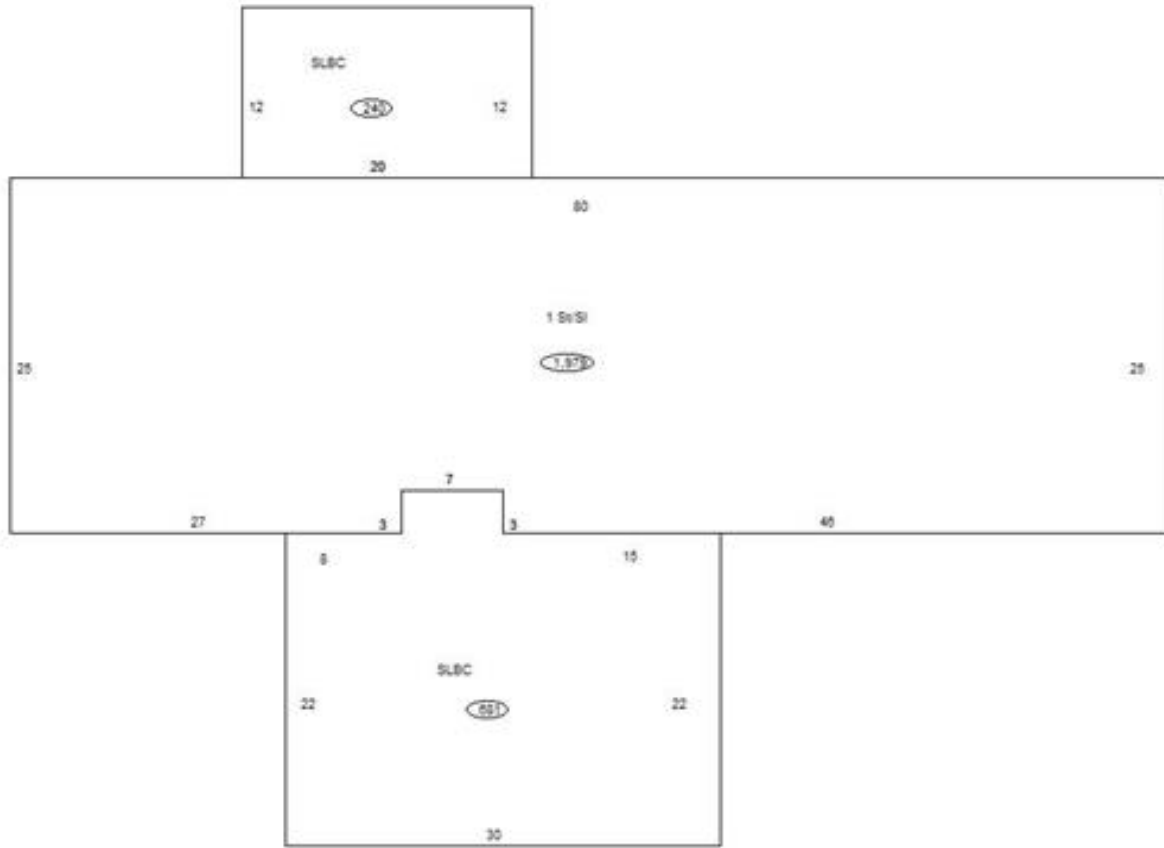
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,979	1.000	1,979
2	M	PRCH		10	SLBC	681	1.000	681
3	M	PRCH		10	SLBC	240	1.000	240
Total Building Area						1,979		1,979



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	0x0x0			288
	Qual	2	Cond 3	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (50% Phys/ % Func)	RCNLD
	Base Cost (4.68 x 288)	1,348		1,348	674	674
	SV	SWIM VINYL	0x0x0			1
	Qual	3	Cond 3	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (75% Phys/ % Func)	RCNLD
	Base Cost (25,000.00 x 1)	25,000		25,000	18,750	6,250
	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)					