



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
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Assessment Data					Primary Image																																																																																																																				
Account 660016760 Parcel ID 000000-00-0-10190-001-0059 Cadastral ID 18-21-16-02480 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 315352 TRUDE, LARRY G SR & MARILYN J 734 WINTER LN CLAREMORE OK 74017-0000 Parcel Location Situs 00734 WINTER LN Subdivision HOLIDAY HILLS Lot/Block 0059 / 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: 36.30402166 -95.64111254																																																																																																																									
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Lot Data	Square-Foot - NBHD 1170 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 1.1382 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 49,581.00 x 1.42 = 70,432 Factor Value Adjustments 1.0000 Lot Value 70,432		 <p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-9-12\IMG_002 9/12/2023</p>

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	1,352 / 1,352
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,352
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	572 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1968 / 44

Cost Approach				Manual : 01/2025			
Base Cost	102.31	Total Misc Impr	+	10,921			
Roofing Adj	+ 4.34	Garage Cost	+	15,232			
Subfloor Adj	+ -1.15	Total RCN	=	194,734			
Heat/Cool Adj	+ 11.47	Depreciation (52%)	-	101,262			
Plumbing Adj	+ 7.72	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	93,472			
Adj Base Cost	= 124.69	Lot Value	+	70,432			
Total Area	x 1,352	Indicated Value	=	163,904			
Adjusted Cost	= 168,581	Value Per SqFt		121.23			

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	184,377	136.37	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	217,650		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	93,472		
Lot Value	70,432		
Indicated Value	163,904	121.23	Per SqFt
Agland Value			
Site Improvements	34,322		
Total Value	198,226	146.62	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	40264	31x4		124	23.86	2,959
PRCH	SLAB PORCH - COVERED	40265	12x10		120	23.88	2,866



Rogers

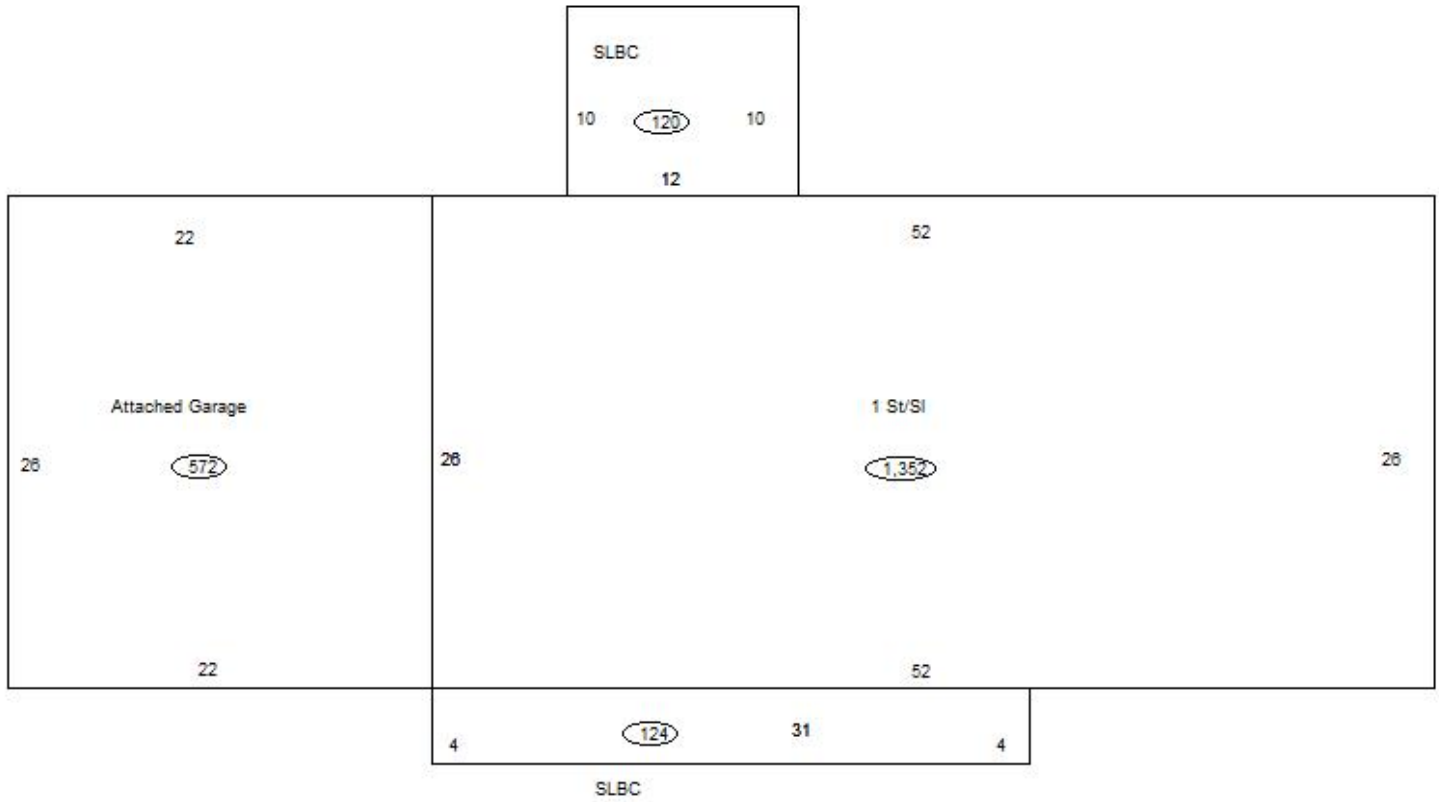
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Sketch Image

660016760



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,352	1.000	1,352
2	G	1		10	Attached Garage	572	1.000	572
3	M	PRCH		10	SLBC	124	1.000	124
4	M	PRCH		10	SLBC	120	1.000	120
Total Building Area						1,352		1,352



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	GRDT	GARAGE - DETACHED	0x0x0			1,800	
	Qual	3	Cond	3	Year	Eff Age	
	Valuation Summary		Modifier Total		RCN	Depr (30% Phys/ % Func)	RCNLD
	Base Cost (27.24 x 1,800)		49,032		49,032	14,710	34,322
	CP	CARPORT DIRT	0x0x0				
	Qual		Cond		Year	Eff Age	
	Valuation Summary		Modifier Total		RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (3.50 x)						
	CPDT	Carport - Detached	0x0x0				
	Qual		Cond		Year	Eff Age	
	Valuation Summary		Modifier Total		RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (11.36 x)						