



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
 Time 23:27:35
 Page 1

Assessment Data				Primary Image																																																																																																																					
Account	660016776																																																																																																																								
Parcel ID	000000-00-0-10190-001-0068																																																																																																																								
Cadastral ID	18-21-16-02640																																																																																																																								
Property Type	REAL - Real Property																																																																																																																								
Property Class	URP	VI Area	1																																																																																																																						
Tax Area	17 - CLAREMORE OT																																																																																																																								
Name ID	341356																																																																																																																								
NEGRETTI, ANDREA P																																																																																																																									
2509 HOLLY RD CLAREMORE OK 74017-0000																																																																																																																									
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Situs	02509 HOLLY RD																																																																																																																								
Subdivision	HOLIDAY HILLS																																																																																																																								
Lot/Block	0068 / 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: 36.30692529 -95.64258537			Building Permits <table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td colspan="5"> </td> </tr> </tbody> </table>						Number	Description	Opened	Closed	Amount																																																																																																											
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Lot Data	Square-Foot - NBHD 1170 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	1.0304	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	44,886.00 x 1.44 = 64,798	
Factor Value		
Adjustments	1.6000	
Lot Value	103,677	

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	1,476 / 1,476
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,476
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	440 Attached Garage - Unfinished
Remodel	RMA -
Year/Eff Age	1968 / 27



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	145,866	98.83	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	163,700		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	104.73	Total Misc Impr	+	9,596			
Roofing Adj	+ 4.43	Garage Cost	+	12,487			
Subfloor Adj	+ -1.17	Total RCN	=	208,841			
Heat/Cool Adj	+ 11.47	Depreciation (36%)	-	75,183			
Plumbing Adj	+ 7.07	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	133,658			
Adj Base Cost	= 126.53	Lot Value	+	103,677			
Total Area	x 1,476	Indicated Value	=	237,335			
Adjusted Cost	= 186,758	Value Per SqFt		160.80			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	133,658		
Lot Value	103,677		
Indicated Value	237,335	160.80	Per SqFt
Agland Value			
Site Improvements			
Total Value	237,335	160.80	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	40337	16x5		80	24.02		1,922
PATO	SLAB PORCH - OPEN	40338	22x14		308	8.37		2,578



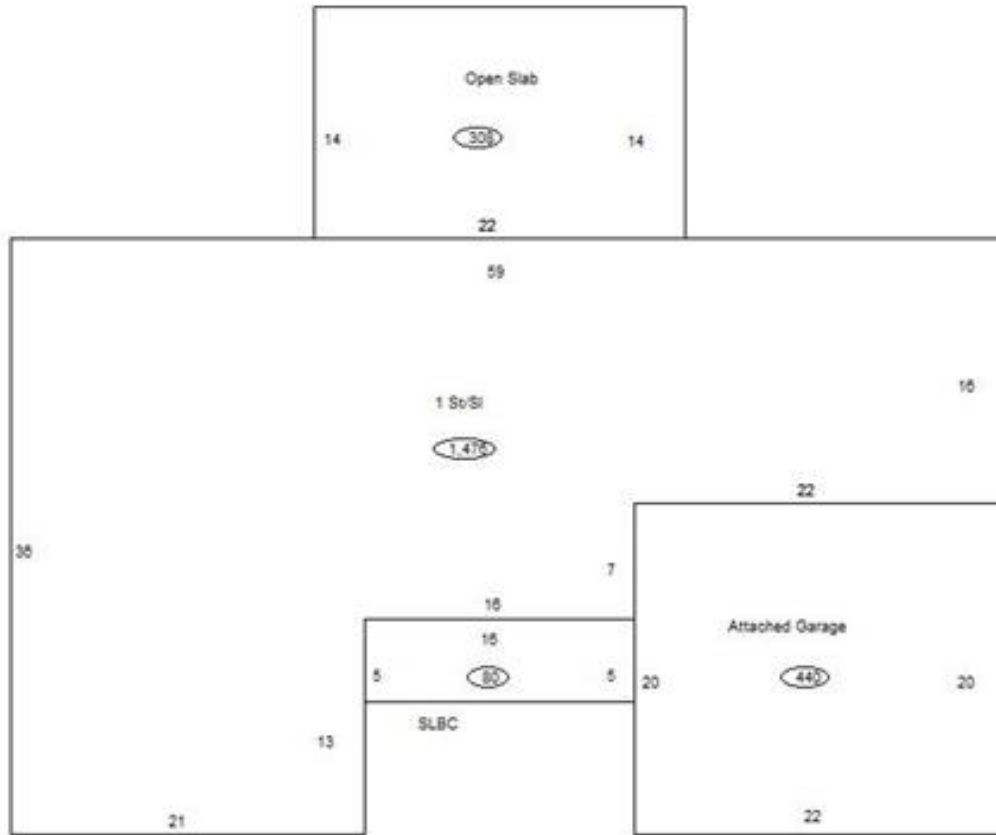
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Sketch Image

660016776



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/Sl	1,476	1.000	1,476
2	G	1		10	Attached Garage	440	1.000	440
3	M	PRCH		10	SLBC	80	1.000	80
4	M	PATO		10	Open Slab	308	1.000	308
Total Building Area						1,476		1,476