




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 23:28:29
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Assessment Data					Primary Image																																																																																																																				
Account 660016784 Parcel ID 000000-00-0-10190-001-0073 Cadastral ID 18-21-16-02720 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 335458 ALLEN, JOHN R & CINNAMON 734 SPRING LN CLAREMORE OK 74017-0000 Parcel Location Situs 00734 SPRING LN Subdivision HOLIDAY HILLS Lot/Block 0073 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 18 / 21 / 16 / 5 Neighborhood 1170 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS					 <p style="text-align: right; color: orange;">09/13/2023</p> <p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-9-13\IMG_001 9/13/2023</p>																																																																																																																				
Legal Description Lat/Long: 36.30407846 -95.64361510 TRACT 73 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 1.8261 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 79,544.00 x 1.01 = 80,092 Factor Value Adjustments 1.0000 Lot Value 80,092		<p style="text-align: right; color: orange;">09/13/2023</p> <p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-9-13\IMG_001 9/13/2023</p>

Residential Data	
Type	1 Single Family Residence
Condition	4 - Good
Quality	3 - Average
Architecture	R3 Res Nbhd 3
Style	100% 1 1/2 Story Finished
Exterior Wall	80% Frame, Siding, Wood 20% Veneer, Masonry
Base/Total Area	1,150 / 1,850
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,150
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	550 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1964 / 37

Cost Approach				Manual : 01/2025			
Base Cost	87.31	Total Misc Impr	+ 23,643				
Roofing Adj	+ 3.10	Garage Cost	+ 17,166				
Subfloor Adj	+ -1.47	Total RCN	= 240,221				
Heat/Cool Adj	+ 12.64	Depreciation (44%)	- 105,697				
Plumbing Adj	+ 6.21	Lump Sums	+ 14,397				
Basement Adj	+ 0.00	RCNLD	= 148,921				
Adj Base Cost	= 107.79	Lot Value	+ 80,092				
Total Area	x 1,850	Indicated Value	= 229,013				
Adjusted Cost	= 199,412	Value Per SqFt	123.79				

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	198,012 107.03 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	249,390 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	148,921
Lot Value	80,092
Indicated Value	229,013 123.79 Per SqFt
Agland Value	
Site Improvements	
Total Value	229,013 123.79 Total Value Per SqFt

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
EPSW	ENCLOSED PORCH - SOLID WALL	40372	29x12		348	67.94		23,643
WODO	WOOD DECK - OPEN	40374	717		717	16.92	40%	7,279
WODC	WOOD DECK - COVERED	124550	25x20	2015	500	29.66	52%	7,118



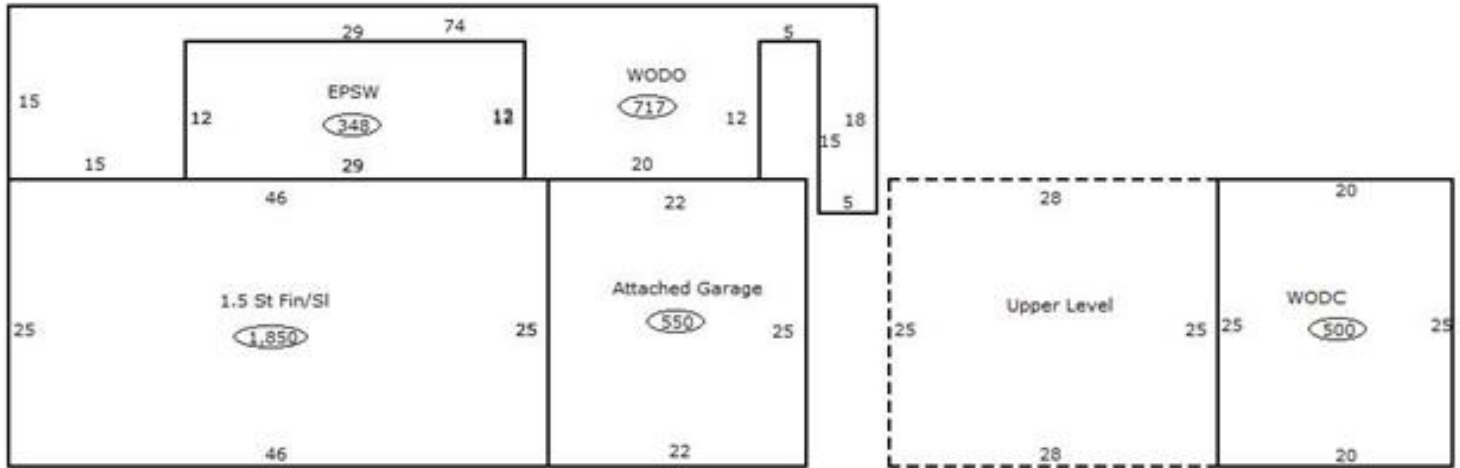
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/Sl	1,150	1.609	1,850
2	G	1		13	Attached Garage	550	1.000	550
3	M	EPSW		13	EPSW	348	1.000	348
4	U	^UL	Overhang	13	Upper Level	700	1.000	700
5	M	WODO		13	WODO	717	1.000	717
6	M	WODC		13	WODC	500	1.000	500
Total Building Area						1,150		1,850



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