



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 23:28:46
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Assessment Data					Primary Image																																																																																																																				
Account 660016798 Parcel ID 000000-00-0-10190-001-0087 Cadastral ID 18-21-16-02860 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 259907 GRANNEMANN, JAMES E 735 SPRING LN CLAREMORE OK 74017-0000 Parcel Location Situs 00735 SPRING LN Subdivision HOLIDAY HILLS Lot/Block 0087 / 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: 36.30406829 -95.64535636																																																																																																																									
TRACT 87 BLOCK 1 HOLIDAY HILLS					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> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																																																											
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Lot Data		Square-Foot - NBHD 1170 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	1.8969		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	82,631.00 x .97 = 80,555		
Factor Value			
Adjustments	1.0000		
Lot Value	80,555		



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-9-13\IMG_001: 9/13/2023

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	R3 Res Nbhd 3
Style	100% One Story
Exterior Wall	50% Veneer, Masonry 50% Frame, Siding, Wood
Base/Total Area	1,652 / 1,652
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	504 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1962 / 48

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	163,034	98.69	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	192,390		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	98.08	Total Misc Impr	+ 24,701
Roofing Adj	+ 4.34	Garage Cost	+ 13,810
Subfloor Adj	+ 1.15	Total RCN	= 238,998
Heat/Cool Adj	+ 11.47	Depreciation (55%)	- 131,449
Plumbing Adj	+ 6.32	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 107,549
Adj Base Cost	= 121.36	Lot Value	+ 80,555
Total Area	x 1,652	Indicated Value	= 188,104
Adjusted Cost	= 200,487	Value Per SqFt	113.86

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	107,549		
Lot Value	80,555		
Indicated Value	188,104	113.86	Per SqFt
Agland Value			
Site Improvements	5,600		
Total Value	193,704	117.25	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	40429	28x4		112	23.91		2,678
EPSW	ENCLOSED PORCH - SOLID WALL	40430	23x12		276	61.33		16,927



Rogers

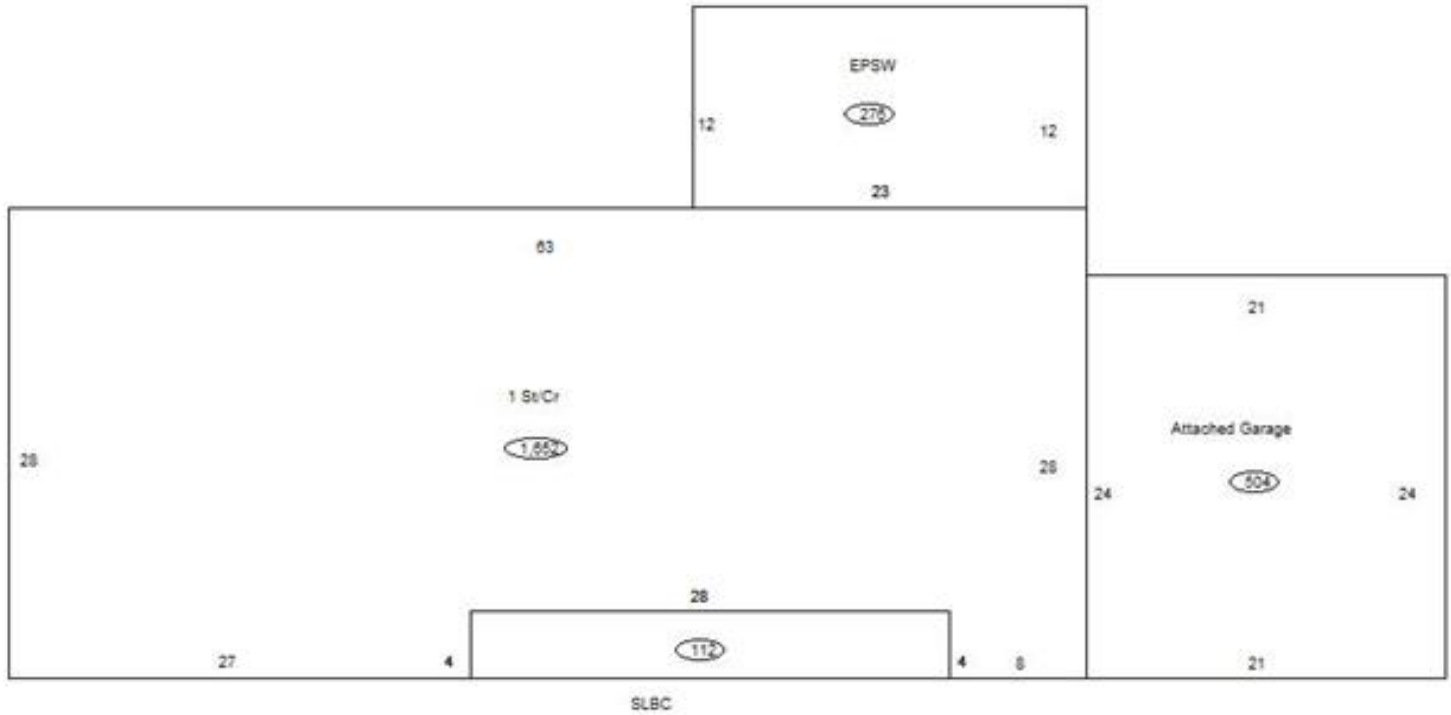
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	1,652	1.000	1,652
2	G	1		10	Attached Garage	504	1.000	504
3	M	PRCH		10	SLBC	112	1.000	112
4	M	EPSW		10	EPSW	276	1.000	276
Total Building Area						1,652		1,652



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	GPB	GP BARN	0x0x0			1,120
	Qual 3	Cond 0	Year		Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
	Base Cost (5.00 x 1,120)		5,600		5,600	5,600
	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)					