



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 23:28:52
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660016811 Parcel ID 000000-00-0-10190-001-0094 Cadastral ID 18-21-16-02990 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 75024 POTTEIGER, JAY D 755 WINTER LN CLAREMORE OK 74017-0000 Parcel Location Situs 00755 WINTER LN Subdivision HOLIDAY HILLS Lot/Block 0094 / 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: 36.30175529 -95.64233809																																																																																																																									
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Date 04/16/2026
Time 23:28:52
Page 2

Lot Data	Square-Foot - NBHD 1170 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	1.1992	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	52,236.00 x 1.41 = 73,618	
Factor Value		
Adjustments	1.0000	
Lot Value	73,618	

Residential Data	
Type	1 Single Family Residence
Condition	2.5 - Fair
Quality	3 - Average
Architecture	R3 Res Nbhd 3
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,840 / 2,330
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,840
Fixture/RghIn	8 /
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1972 / 48



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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	190,963	81.96	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	173,440		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	136,005		
Lot Value	73,618		
Indicated Value	209,623	89.97	Per SqFt
Agland Value			
Site Improvements			
Total Value	209,623	89.97	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	96.41	Total Misc Impr	+	5,615			
Roofing Adj	+ 3.78	Garage Cost	+				
Subfloor Adj	+ -1.80	Total RCN	=	275,802			
Heat/Cool Adj	+ 12.64	Depreciation (53%)	-	146,175			
Plumbing Adj	+ 4.93	Lump Sums	+	6,378			
Basement Adj	+ 0.00	RCNLD	=	136,005			
Adj Base Cost	= 115.96	Lot Value	+	73,618			
Total Area	x 2,330	Indicated Value	=	209,623			
Adjusted Cost	= 270,187	Value Per SqFt		89.97			

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,615.40		5,615
WODO	WOOD DECK - OPEN	40475	35x16		560	16.95	60%	3,797
WODO	WOOD DECK - OPEN	40477	20x19		380	16.98	60%	2,581



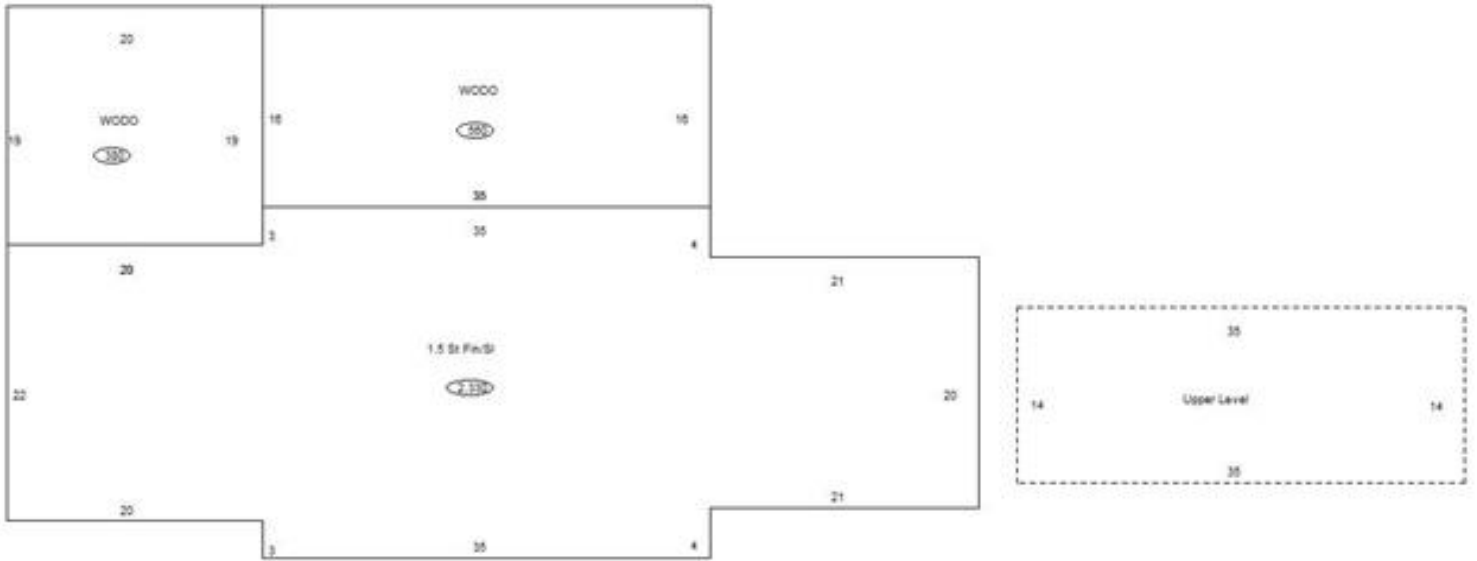
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Date 04/16/2026
 Time 23:28:52
 Page 3

Sketch Image

660016811



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	10	1.5 St Fin/SI	1,840	1.266	2,330
2	M	WODO		10	WODO	560	1.000	560
3	U	^UL	Overhang	10	Upper Level	490	1.000	490
4	M	WODO		10	WODO	380	1.000	380
Total Building Area						1,840		2,330



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Time 23:28:52
Page 4

660016811

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)				