



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
Time 23:28:50  
Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660016815 <b>Parcel ID</b> 000000-00-0-10190-001-0096 <b>Cadastral ID</b> 18-21-16-03030 <b>Property Type</b> REAL - Real Property <b>Property Class</b> URP VI Area 1 <b>Tax Area</b> 17 - CLAREMORE OT <b>Name ID</b> 75074 MOLDER, HOBART H  767 WINTER LN CLAREMORE OK 74017-0000  <b>Parcel Location</b> <b>Situs</b> 00767 WINTER LN <b>Subdivision</b> HOLIDAY HILLS <b>Lot/Block</b> 0096 / 0001 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 18 / 21 / 16 / 5 <b>Neighborhood</b> 1170 - R-V01-SW CLAREMORE <b>School District</b> S001 - CLAREMORE SCHOOLS					<p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-9-12\IMG_004; 9/12/2023</p>																																																																																																																				
<b>Legal Description</b> Lat/Long: 36.30085050 -95.64235404																																																																																																																									
<b>E 315' OF TRACT 96 BLOCK 1 HOLIDAY HILLS</b>					<b>Building Permits</b> <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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 Time 23:28:50  
 Page 2

Lot Data		Square-Foot - NBHD 1170 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	1.1704		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	50,985.00 x 1.41 = 72,117		
Factor Value			
Adjustments	1.0000		
Lot Value	72,117		



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-9-12\IMG\_004: 9/12/2023

Residential Data	
Type	1 Single Family Residence
Condition	2 - Fair
Quality	2.5 - Fair
Architecture	R3 Res Nbhd 3
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,236 / 1,236
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,236
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	528 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1970 / 56

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	148,963	120.52	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	149,010 Per SqFt

Cost Approach				Manual : 01/2025	
Base Cost	109.46	Total Misc Impr	+	5,387	
Roofing Adj	+ 4.62	Garage Cost	+	14,325	
Subfloor Adj	+ -1.19	Total RCN	=	183,865	
Heat/Cool Adj	+ 11.47	Depreciation ( 62%)	-	113,996	
Plumbing Adj	+ 8.45	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	69,869	
Adj Base Cost	= 132.81	Lot Value	+	72,117	
Total Area	x 1,236	Indicated Value	=	141,986	
Adjusted Cost	= 164,153	Value Per SqFt		114.88	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	69,869		
Lot Value	72,117		
Indicated Value	141,986	114.88	Per SqFt
Agland Value			
Site Improvements	8,250		
Total Value	150,236	121.55	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	40491	6x2		12	24.23		291



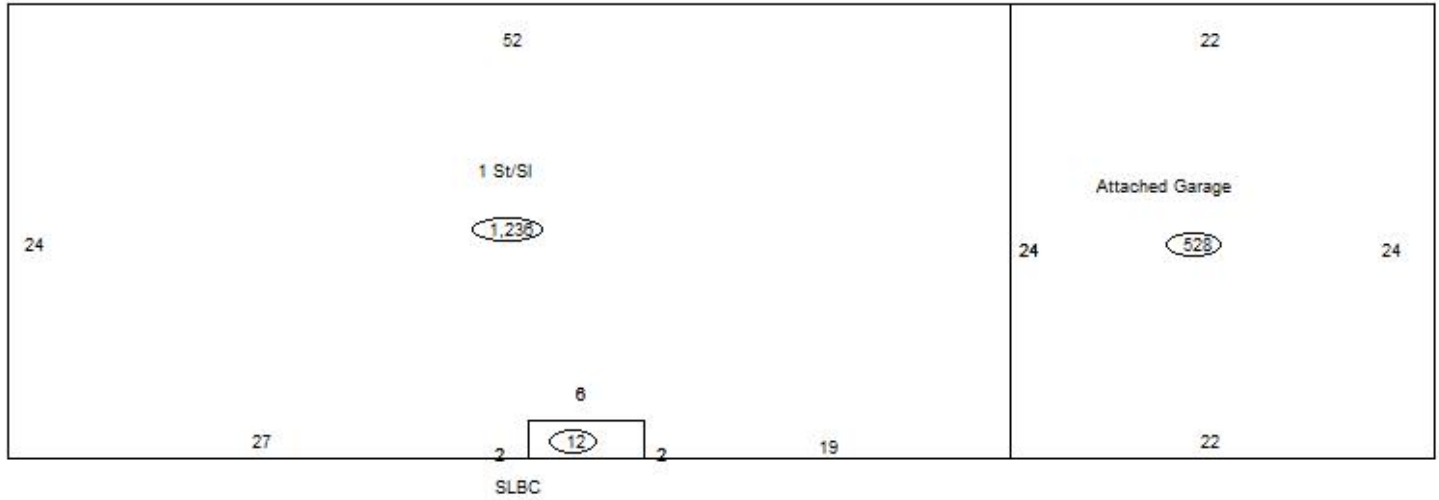
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 Time 23:28:50  
 Page 3

**Sketch Image**

660016815



**Sketch Vector Information**

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,236	1.000	1,236
2	G	1		10	Attached Garage	528	1.000	528
3	M	PRCH		10	SLBC	12	1.000	12
<b>Total Building Area</b>						1,236		1,236



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 Page 4

660016815

### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	DTGF	DETACHED GARAGE FAIR	0x0x0			625
	Qual	2	Cond 3	Year	Eff Age	
	<b>Valuation Summary</b> Base Cost (16.00 x 625) 10,000		<b>Modifier Total</b>	<b>RCN</b> 10,000	<b>Depr (55% Phys/ % Func)</b> 5,500	<b>RCNLD</b> 4,500
	SV	SWIM VINYL	0x0x0			1
	Qual	3	Cond 3	Year	Eff Age	
	<b>Valuation Summary</b> Base Cost (25,000.00 x 1) 25,000		<b>Modifier Total</b>	<b>RCN</b> 25,000	<b>Depr (85% Phys/ % Func)</b> 21,250	<b>RCNLD</b> 3,750