



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 23:29:04
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Assessment Data					Primary Image																																																																																																																				
Account 660016817 Parcel ID 000000-00-0-10190-001-0097 Cadastral ID 18-21-16-03050 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 327880 GAMMEL, NATHAN JR 766 SPRING LN CLAREMORE OK 74017-0000 Parcel Location Situs 00766 SPRING LN Subdivision HOLIDAY HILLS Lot/Block 0097 / 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: 36.30038002 -95.64335575																																																																																																																									
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Lot Data		Square-Foot - NBHD 1170 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	1.1929		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	51,964.00 x 1.41 = 73,292		
Factor Value			
Adjustments	1.0000		
Lot Value	73,292		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	90% Veneer, Masonry 10% Frame, Siding, Wood
Base/Total Area	1,682 / 1,682
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	1,682
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	504 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1970 / 42

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	165,928	98.65	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	196,640		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	96.53	Total Misc Impr	+ 9,076
Roofing Adj	+ 4.83	Garage Cost	+ 13,810
Subfloor Adj	+ -1.09	Total RCN	= 221,261
Heat/Cool Adj	+ 11.47	Depreciation (50%)	- 110,631
Plumbing Adj	+ 6.20	Lump Sums	+ 6,638
Basement Adj	+ 0.00	RCNLD	= 117,268
Adj Base Cost	= 117.94	Lot Value	+ 73,292
Total Area	x 1,682	Indicated Value	= 190,560
Adjusted Cost	= 198,375	Value Per SqFt	113.29

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	117,268		
Lot Value	73,292		
Indicated Value	190,560	113.29	Per SqFt
Agland Value			
Site Improvements			
Total Value	190,560	113.29	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	40498	24x7		168	23.69		3,980
WODO	WOOD DECK - OPEN	40499	22x20		440	16.05	6%	6,638



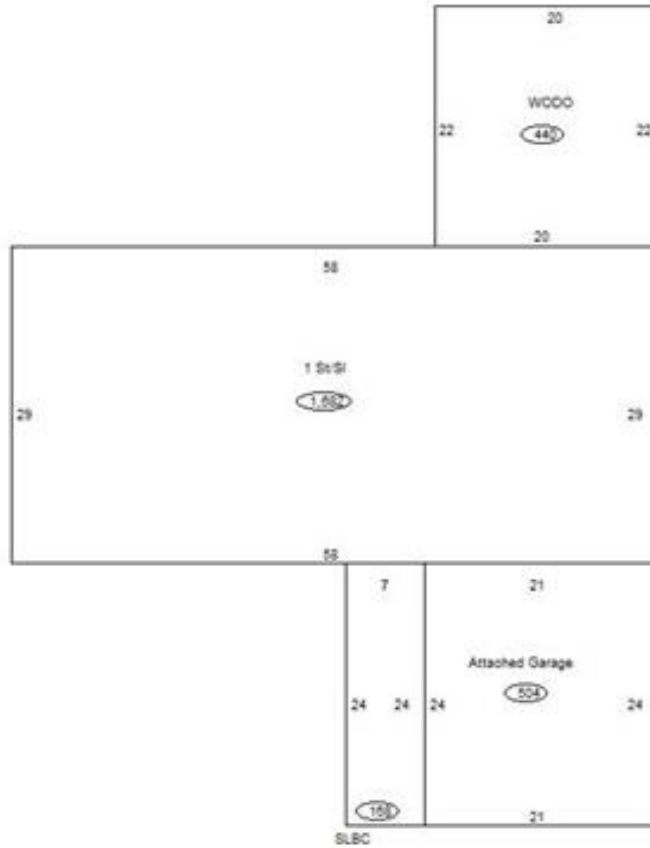
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Sketch Image

660016817



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,682	1.000	1,682
2	G	1		13	Attached Garage	504	1.000	504
3	M	PRCH		13	SLBC	168	1.000	168
4	M	WODO		13	WODO	440	1.000	440
Total Building Area						1,682		1,682



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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)				