



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
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Assessment Data					Primary Image																																																																																																																				
Account 660016828 Parcel ID 000000-00-0-10190-001-0102 Cadastral ID 18-21-16-03160 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 274111 CARTER, LARRY D & BARBARA J TRUST 751 SPRING LN CLAREMORE OK 74017-0000 Parcel Location Situs 00751 SPRING LN Subdivision HOLIDAY HILLS Lot/Block 0102 / 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: 36.30219727 -95.64446116																																																																																																																									
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Lot Data	Square-Foot - NBHD 1170 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	1.0955	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	47,721.00 x 1.43 = 68,200	
Factor Value		
Adjustments	1.0000	
Lot Value	68,200	

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	100% Veneer, Masonry
Base/Total Area	1,668 / 1,668
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,668
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	436 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1968 / 44



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	172,554	103.45	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	225,950		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	104.65	Total Misc Impr	+	10,891			
Roofing Adj	+ 4.43	Garage Cost	+	12,409			
Subfloor Adj	+ -1.15	Total RCN	=	232,901			
Heat/Cool Adj	+ 11.47	Depreciation (52%)	-	121,109			
Plumbing Adj	+ 6.26	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	111,792			
Adj Base Cost	= 125.66	Lot Value	+	68,200			
Total Area	x 1,668	Indicated Value	=	179,992			
Adjusted Cost	= 209,601	Value Per SqFt		107.91			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	111,792		
Lot Value	68,200		
Indicated Value	179,992	107.91	Per SqFt
Agland Value			
Site Improvements	15,267		
Total Value	195,259	117.06	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	40532	15x12		180	23.64		4,255
PRCH	SLAB PORCH - COVERED	40533	8x8		64	24.07		1,540



Rogers

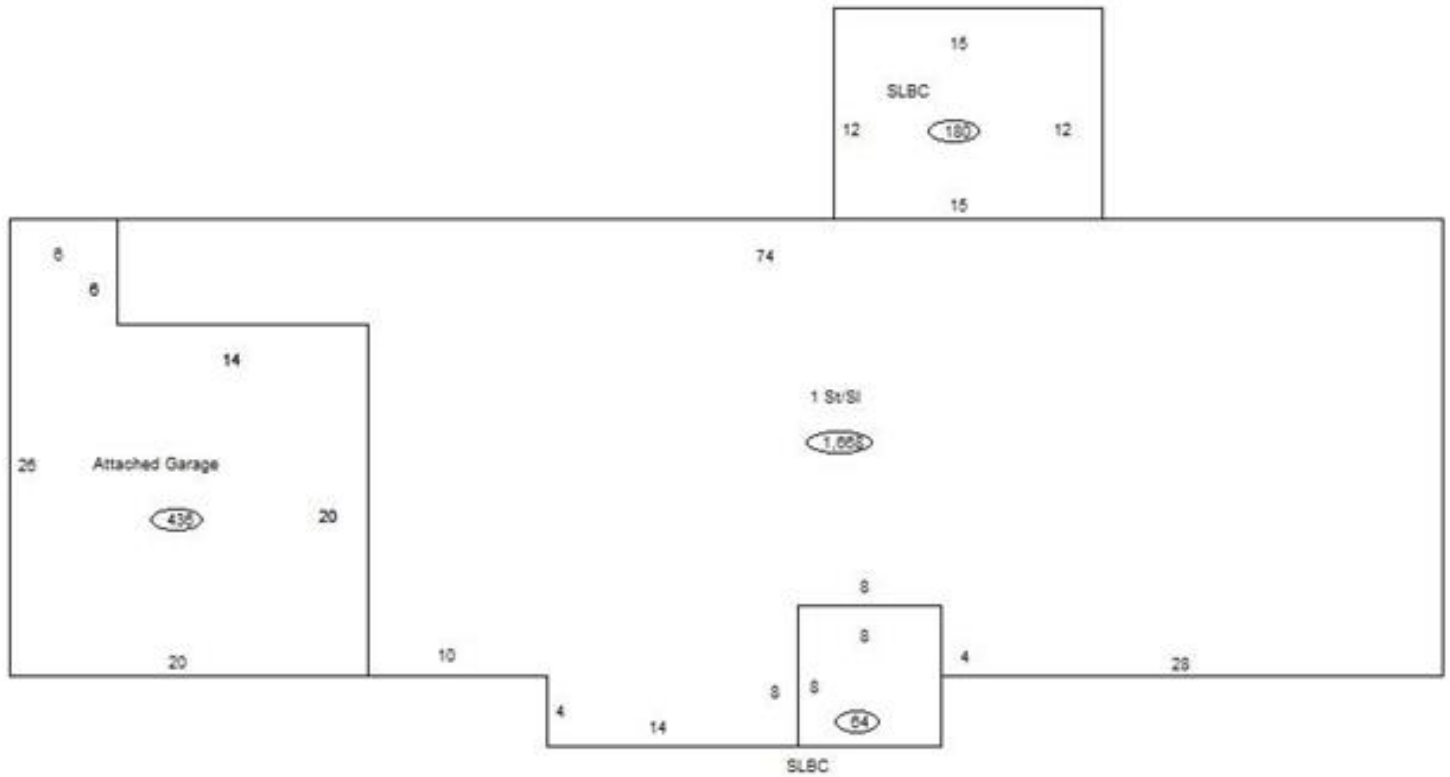
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/Sl	1,668	1.000	1,668
2	G	1		10	Attached Garage	436	1.000	436
3	M	PRCH		10	SLBC	180	1.000	180
4	M	PRCH		10	SLBC	64	1.000	64
Total Building Area						1,668		1,668



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	CPS	CARPORT SLAB	0x0x0			504	
	Qual	3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total		RCN	Depr (25% Phys/ % Func)	RCNLD
		Base Cost (7.32 x 504)	3,689		3,689	922	2,767
	SV	SWIM VINYL	0x0x0			1	
	Qual	3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total		RCN	Depr (50% Phys/ % Func)	RCNLD
		Base Cost (25,000.00 x 1)	25,000		25,000	12,500	12,500
	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)					
	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)					