



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660017514 <b>Parcel ID</b> 21N16E-19-2-00000-000-0000 <b>Cadastral ID</b> 19-21-16-02000 <b>Property Type</b> REAL - Real Property <b>Property Class</b> UA VI Area 1 <b>Tax Area</b> 17 - CLAREMORE OT <b>Name ID</b> 344990 CONINE, CHARLA ELARIE THOMAS & CHARLES EDWARD THOMAS JR  510 S CHOCTAW AVE CLAREMORE OK 74017-0000  <b>Parcel Location</b> <b>Situs</b> 01790 SOUTHAVEN RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 20.89 - Acres <b>Sec/Twn/Rng</b> 19 / 21 / 16 / 2 <b>Neighborhood</b> 2116 - UNPLATTED <b>School District</b> S001 - CLAREMORE SCHOOLS																																																																																																																									
<b>Legal Description</b> Lat/Long: 36.29175322 -95.64751194 S2 NW NE NW & NE 10 AC LOT 1 & W2 LOT 1 LESS S 615' & LESS N 255' W 332' & LESS N 133' E 191' W 523' & LESS S 255' N 510' W 190' & LESS N 50' THEREOF AS DESCRIBED ON 2621-215 TO CITY OF CLAREMORE																																																																																																																									
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Lot Data	Units-Buildable - UNPLATTED (UNITS BUILDABLE)	Primary Image
Lot Size		
Lot Count		
Units Buildable		
Non-Ag Acres	0	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
Method	Units-Buildable	
Base Lot Value		
Factor Value		
Adjustments		
Lot Value		

Residential Data	
Type	1 Single Family Residence
Condition	2 - Fair
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Frame, Siding, Metal
Base/Total Area	1,732 / 1,732
Style	100% One Story
HVAC	100% Wall Furnace
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	7 /
Bed/F/H Bath	3 / 1.5 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1951 / 75

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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adjusted R	
Indicated Value	

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	NewTest
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025			
Base Cost	87.66	Total Misc Impr	+ 9,683				
Roofing Adj	+ 3.94	Garage Cost	+ 0				
Subfloor Adj	+ 2.31	Total RCN	= 181,930				
Heat/Cool Adj	+ 0.76	Depreciation ( 80%)	- 145,544				
Plumbing Adj	+ 4.78	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 36,386				
Adj Base Cost	= 99.45	Lot Value	+ 0				
Total Area	x 1,732	Indicated Value	= 36,386				
Adjusted Cost	= 172,247	Value Per SqFt	21.01				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	36,386		
Lot Value			
Indicated Value	36,386	21.01	Per SqFt
Agland Value	3,785		
Site Improvements	8,552		
Total Value	48,723	28.13	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	42383	25x5		125	20.90		2,613
PRCH	SLAB PORCH - COVERED	42384	20x12		240	20.54		4,930
PRCH	SLAB PORCH - COVERED	42385	17x6		102	20.98		2,140





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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BARN BARN		0x0x0			943
	Qual 3	Cond 3	Year		Eff Age	
<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (75% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (10.48 x 943)		9,883		9,883	7,412	2,471
	BARN BARN		21x36x0			756
	Qual 3	Cond 3	Year		Eff Age	
<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (10.48 x 756)		7,923		7,923	7,923	
	BARN BARN		0x0x0			676
	Qual 3	Cond 3	Year		Eff Age	
<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (25% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (10.48 x 676)		7,084		7,084	1,771	5,313
	DTGF DETACHED GARAGE FAIR		12x16x0			192
	Qual 2	Cond 2	Year		Eff Age 2026	
<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (75% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (16.00 x 192)		3,072		3,072	2,304	768
	BARN BARN		0x0x0			
	Qual	Cond	Year		Eff Age	
<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (11.51 x )						
	STF STG FAIR		0x0x0			
	Qual 2	Cond	Year		Eff Age	
<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (4.68 x )						
	STF STG FAIR		0x0x0			
	Qual 2	Cond	Year		Eff Age	
<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (4.68 x )						



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### Agland Inventory

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Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
BDC2	BATES-DENNIS SOILS 3-5% S	NTV PST	59			.045	142	142	6	6
BR	BREAKS-ALLUVIAL LAND COMP	NTV PST	30			1.485	72	72	107	107
DBC	DENNIS-BATES COMPLEX 2-5%	NTV PST	60			.957	144	144	138	138
DNB	DENNIS SILT LOAM 1-3% SLO	NTV PST	80			17.487	192	192	3,358	3,358
OKB	OKEMAH SILTY CLAY LOAM 1-	NTV PST	80			.917	192	192	176	176
<b>NTV PST Totals</b>						20.890			3,785	3,785
<b>Total Agland</b>						20.890			3,785	3,785