



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
 Time 21:54:50  
 Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660017558 <b>Parcel ID</b> 000000-00-0-00711-001-0024 <b>Cadastral ID</b> 19-21-16-04530 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RRP VI Area 1 <b>Tax Area</b> 18 - CLAREMORE RURAL/W/O FIRE <b>Name ID</b> 275505 MCCLAREN, JOHN M & MARJORIE J  10352 E ROSE GLEN DR CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 10352 E ROSE GLEN BLVD <b>Subdivision</b> ROSE GLEN AMENDED <b>Lot/Block</b> 0024 / 0001 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 19 / 21 / 16 / 5 <b>Neighborhood</b> 1089 - R-V03,4-SE CLAREMORE <b>School District</b> S001 - CLAREMORE SCHOOLS																																																																																																																									
<b>Legal Description</b> Lot/Long: 36.28626591 -95.64456445																																																																																																																									
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Lot Data	Square-Foot - NBHD 1089 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> 1 <b>Units Buildable</b> 1 <b>Non-Ag Acres</b> 0.9583 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> LAND QUALITY 0 0 <b>Method</b> Square-Foot <b>Base Lot Value</b> 41,742.00 x 1.42 = 59,307 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 59,307		

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	3 - Average
<b>Architecture</b>	
<b>Style</b>	100% 1 1/2 Story Finished
<b>Exterior Wall</b>	100% Veneer, Masonry
<b>Base/Total Area</b>	2,009 / 2,913
<b>Style</b>	100% 1 1/2 Story Finished
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	2,009
<b>Fixture/RghIn</b>	16 /
<b>Bed/F/H Bath</b>	4 / 3.5 /
<b>Basement Area</b>	
<b>Garage Type</b>	660 Attached Garage - Unfinished
<b>Remodel</b>	
<b>Year/Eff Age</b>	1996 / 23



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GRM Approach	
<b>GRM Code</b>	
<b>Gross Rent</b>	0.00
<b>Indicated Value</b>	

Multiple Regression			
<b>MRA Code</b>	1	Test	
<b>Adusted R</b>	0.8445		
<b>Indicated Value</b>	316,963	108.81	Per SqFt

Direct Comparables			
<b>Selection Model</b>	A	Adam Test	
<b>Adjustment Model</b>	1	2022 Residential	
<b>Comparables</b>	4		
<b>Indicated Value</b>	342,960		Per SqFt

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	92.43	<b>Total Misc Impr</b>	+	13,050			
<b>Roofing Adj</b>	+ 3.24	<b>Garage Cost</b>	+	19,912			
<b>Subfloor Adj</b>	+ -1.51	<b>Total RCN</b>	=	366,267			
<b>Heat/Cool Adj</b>	+ 12.64	<b>Depreciation ( 28%)</b>	-	102,555			
<b>Plumbing Adj</b>	+ 7.62	<b>Lump Sums</b>	+	0			
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	=	263,712			
<b>Adj Base Cost</b>	= 114.42	<b>Lot Value</b>	+	59,307			
<b>Total Area</b>	x 2,913	<b>Indicated Value</b>	=	323,019			
<b>Adjusted Cost</b>	= 333,305	<b>Value Per SqFt</b>		110.89			

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	263,712		
<b>Lot Value</b>	59,307		
<b>Indicated Value</b>	323,019	110.89	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>			
<b>Total Value</b>	323,019	110.89	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	42498	42		42	26.80		1,126
PATO	SLAB PORCH - OPEN	42499	208		208	10.42		2,167
PRCH	SLAB PORCH - COVERED	42500	241		241	26.17		6,307
PATO	SLAB PORCH - OPEN	42501	89		89	11.48		1,022
PATO	SLAB PORCH - OPEN	42502	25x10		250	9.71		2,428
SHLT	INSIDE GARAGE		1	2025	1	0.00		

