



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 22:04:38
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660017576 Parcel ID 000000-00-0-00711-002-0009 Cadastral ID 19-21-16-04710 Property Type REAL - Real Property Property Class RRP VI Area 1 Tax Area 18 - CLAREMORE RURAL/W/O FIRE Name ID 273064 STOLHAND, DANIAL A & ANDRIA J 10445 ROSE GLEN DR CLAREMORE OK 74017-0000 Parcel Location Situs 10445 ROSE GLEN DR Subdivision ROSE GLEN AMENDED Lot/Block 0009 / 0002 Parcel Size 1 - Lots Sec/Twn/Rng 19 / 21 / 16 / 5 Neighborhood 1089 - R-V03,4-SE CLAREMORE School District S001 - CLAREMORE SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.28721913 -95.64319182 LOT 9 BLOCK 2 ROSE GLEN AMENDED																																																																																																																									
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 Page 2

Lot Data		Square-Foot - NBHD 1089 #1	
Lot Size			
Lot Count	1		
Units Buildable	1		
Non-Ag Acres	0.9243		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	40,264.00 x 1.45 = 58,198		
Factor Value			
Adjustments	1.0000		
Lot Value	58,198		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4 - Good
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,911 / 3,809
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,911
Fixture/RghIn	17 /
Bed/F/H Bath	4 / 4.0 /
Basement Area	
Garage Type	1,166 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2000 / 20

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adjusted R	0.8445
Indicated Value	526,481 138.22 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	3
Indicated Value	466,320 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	430,275
Lot Value	58,198
Indicated Value	488,473 128.24 Per SqFt
Agland Value	
Site Improvements	
Total Value	488,473 128.24 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	99.41	Total Misc Impr	+ 18,347
Roofing Adj	+ 3.07	Garage Cost	+ 52,960
Subfloor Adj	+ -2.34	Total RCN	= 545,223
Heat/Cool Adj	+ 16.31	Depreciation (23%)	- 125,401
Plumbing Adj	+ 7.97	Lump Sums	+ 10,453
Basement Adj	+ 0.00	RCNLD	= 430,275
Adj Base Cost	= 124.42	Lot Value	+ 58,198
Total Area	x 3,809	Indicated Value	= 488,473
Adjusted Cost	= 473,916	Value Per SqFt	128.24

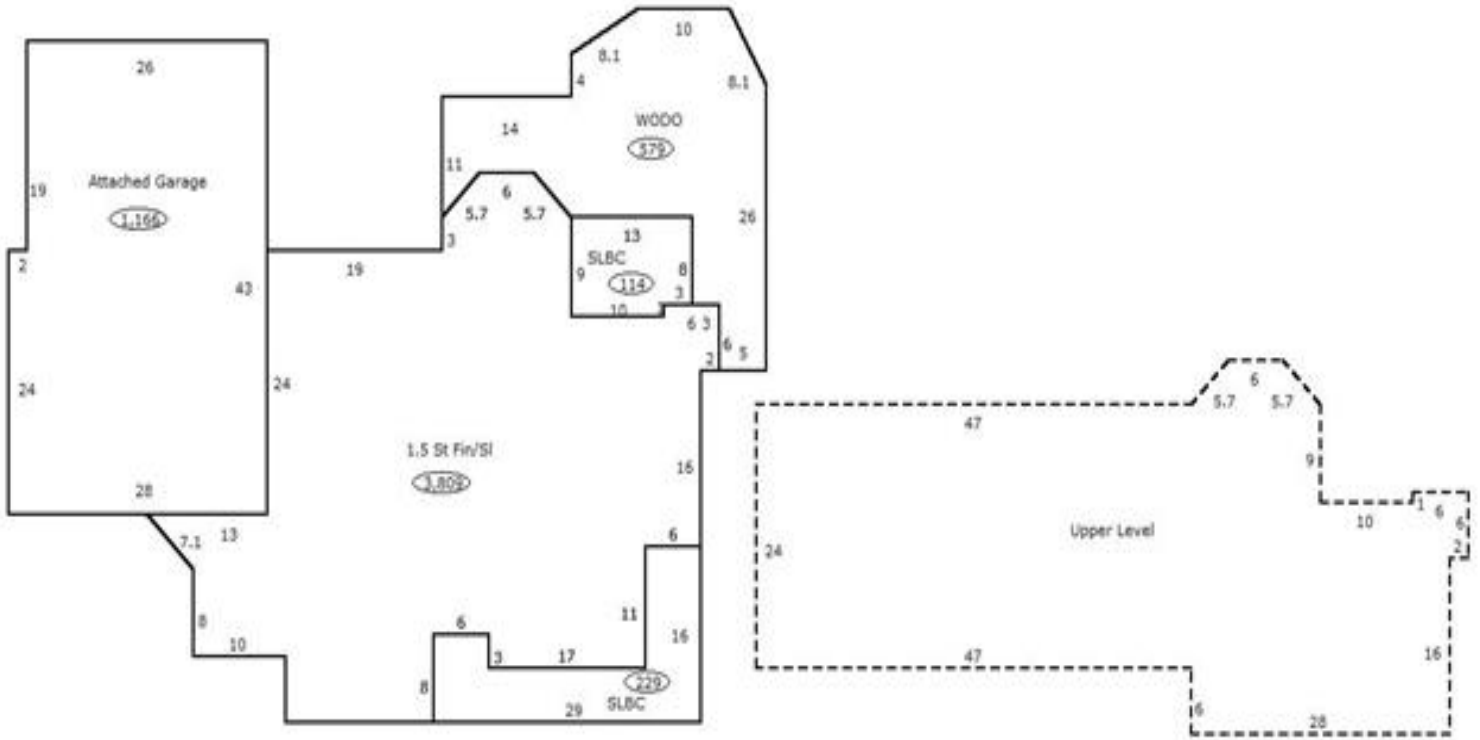
Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	7,243.87		7,244
PRCH	SLAB PORCH - COVERED	42570		114	114	32.79		3,738
PRCH	SLAB PORCH - COVERED	42571		229	229	32.16		7,365
WODO	WOOD DECK - OPEN	42573		579	579	21.24	15%	10,453



Sketch Image

660017576



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/SI	1,911	1.993	3,809
2	G	1	Slab	13	Attached Garage	1,166	1.000	1,166
3	M	PRCH		13	SLBC	114	1.000	114
4	M	PRCH		13	SLBC	229	1.000	229
5	U	^UL	Overhang	13	Upper Level	1,898	1.000	1,898
6	M	WODO		13	WODO	579	1.000	579
Total Building Area						1,911		3,809