



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																																																																																				
Account 660017582 Parcel ID 000000-00-0-00711-002-0015 Cadastral ID 19-21-16-04770 Property Type REAL - Real Property Property Class RRP VI Area 1 Tax Area 18 - CLAREMORE RURAL/W/O FIRE Name ID 346222 CARTER, ALLEN F & TRACY L 10295 E ROSE GLEN DR CLAREMORE OK 74019-0000 Parcel Location Situs 10295 E ROSE GLEN BLVD Subdivision ROSE GLEN AMENDED Lot/Block 0015 / 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 Lot/Long: 36.28741803 -95.64613942																																																																																																																									
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Lot Data	Square-Foot - NBHD 1089 #1	Primary Image
Lot Size Lot Count 1 Units Buildable 1 Non-Ag Acres 0.9837 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 42,852.00 x 1.40 = 60,139 Factor Value Adjustments 1.0000 Lot Value 60,139		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	85% Veneer, Masonry 15% Frame, Siding, Wood
Base/Total Area	2,320 / 2,320
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,320
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 3.0 /
Basement Area	
Garage Type	828 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1990 / 27

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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	310,212	133.71	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	2		
Indicated Value	296,740		Per SqFt

Cost Approach				Manual : 01/2025	
Base Cost	102.11	Total Misc Impr	+	8,510	
Roofing Adj	+ 5.22	Garage Cost	+	30,810	
Subfloor Adj	+ -3.40	Total RCN	=	336,350	
Heat/Cool Adj	+ 14.47	Depreciation (34%)	-	114,359	
Plumbing Adj	+ 9.63	Lump Sums	+	2,246	
Basement Adj	+ 0.00	RCNLD	=	224,237	
Adj Base Cost	= 128.03	Lot Value	+	60,139	
Total Area	x 2,320	Indicated Value	=	284,376	
Adjusted Cost	= 297,030	Value Per SqFt		122.58	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	224,237		
Lot Value	60,139		
Indicated Value	284,376	122.58	Per SqFt
Agland Value			
Site Improvements	157		
Total Value	284,533	122.64	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	6,429.63		6,430
PRCH	SLAB PORCH - COVERED	42600		71	71	29.30		2,080
BALW	BALCONY - WOOD	42601		71	71	31.64		2,246



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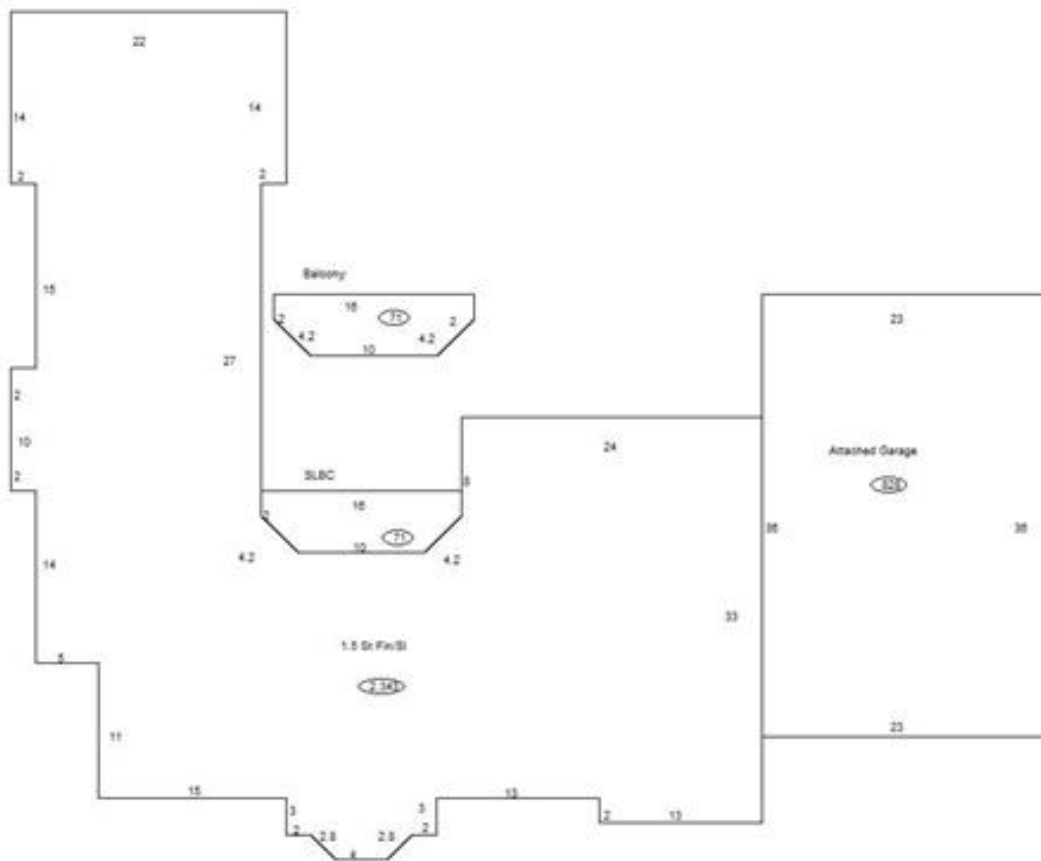
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	10	1.5 St Fin/SI	2,320	1.010	2,343
2	G	1	Slab	10	Attached Garage	828	1.000	828
3	M	PRCH		10	SLBC	71	1.000	71
4	M	BALW		10	Balcony	71	1.000	71
Total Building Area						2,320		2,343



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	0x0x0			56
	Qual	2	Cond 3	Year	Eff Age	
Valuation Summary		Modifier Total	RCN	Depr (40% Phys/ % Func)		RCNLD
Base Cost (4.68 x 56)		262		262	105	157