



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 23:24:21
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660018224 Parcel ID 000000-00-0-10200-006-0007 Cadastral ID 20-21-16-02270 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 323618 WATSON, JAMES L & MELISSA L 1701 SOUTHWEST DEER TRAIL CLAREMORE OK 74019-0000 Parcel Location Situs 01701 SW DEER TRL Subdivision HUNTERS TRAIL Lot/Block 0007 / 0006 Parcel Size 1 - Lots Sec/Twn/Rng 20 / 21 / 16 / 5 Neighborhood 1166 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS					<p>\\tsclient\A\TOMMY DUNLAP\New folder (283)\IMG_0042.JPG 10/12/2023</p>																																																																																																																				
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Lot Data	Square-Foot - NBHD 1166 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	0.1855	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	8,081.00 x 5.56 = 44,962	
Factor Value		
Adjustments	1.0000	
Lot Value	44,962	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	50% Veneer, Stone 50% Frame, Siding, Wood
Base/Total Area	928 / 1,680
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	928
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	528 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1985 / 31



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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	181,862	108.25	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	7
Indicated Value	208,810 Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	90.43	Total Misc Impr	+	11,852			
Roofing Adj	+ 2.77	Garage Cost	+	14,325			
Subfloor Adj	+ -0.73	Total RCN	=	218,520			
Heat/Cool Adj	+ 11.47	Depreciation (41%)	-	89,593			
Plumbing Adj	+ 10.55	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	128,927			
Adj Base Cost	= 114.49	Lot Value	+	44,962			
Total Area	x 1,680	Indicated Value	=	173,889			
Adjusted Cost	= 192,343	Value Per SqFt		103.51			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	128,927		
Lot Value	44,962		
Indicated Value	173,889	103.51	Per SqFt
Agland Value			
Site Improvements			
Total Value	173,889	103.51	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	43966		134	134	23.82		3,192
PRCH	SLAB PORCH - COVERED	43967		30x5	150	23.76		3,564

