



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 23:25:16
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Assessment Data					Primary Image																																																																																																																				
Account 660018243 Parcel ID 000000-00-0-10400-001-0009 Cadastral ID 20-21-16-03090 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 269842 COPPOCK, LARRY M & KATHRYN J 1707 S CHEROKEE PL CLAREMORE OK 74017-0000 Parcel Location Situs 01707 S CHEROKEE PL Subdivision SOUTH POINTE Lot/Block 0009 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 20 / 21 / 16 / 5 Neighborhood 1166 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS																																																																																																																									
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Lot Data		Square-Foot - NBHD 1166 #1
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	0.147	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	0
		0
Method	Square-Foot	
Base Lot Value	6,402.00 x 6.00 = 38,412	
Factor Value		
Adjustments	1.0000	
Lot Value	38,412	



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	20% Veneer, Masonry 80% Frame, Siding, Wood
Base/Total Area	1,264 / 2,213
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,264
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 3.0 /
Basement Area	
Garage Type	440 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1989 / 28

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adjusted R	0.8445
Indicated Value	237,973 107.53 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	244,560 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	179,126
Lot Value	38,412
Indicated Value	217,538 98.30 Per SqFt
Agland Value	
Site Improvements	
Total Value	217,538 98.30 Total Value Per SqFt

Cost Approach Manual : 01/2025

Base Cost	89.71	Total Misc Impr	+	11,610
Roofing Adj	+ 2.95	Garage Cost	+	14,498
Subfloor Adj	+ -1.39	Total RCN	=	275,579
Heat/Cool Adj	+ 12.64	Depreciation (35%)	-	96,453
Plumbing Adj	+ 8.82	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	179,126
Adj Base Cost	= 112.73	Lot Value	+	38,412
Total Area	x 2,213	Indicated Value	=	217,538
Adjusted Cost	= 249,471	Value Per SqFt		98.30

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	44026	12x6		72	26.70		1,922
PRCH	SLAB PORCH - COVERED	44027	154		154	26.45		4,073



Rogers

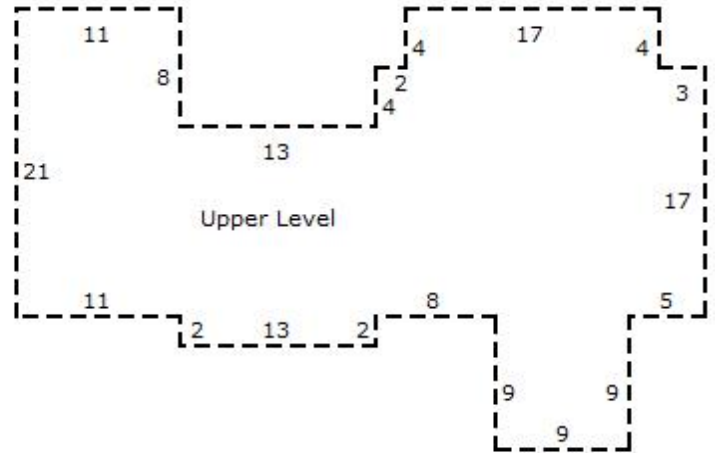
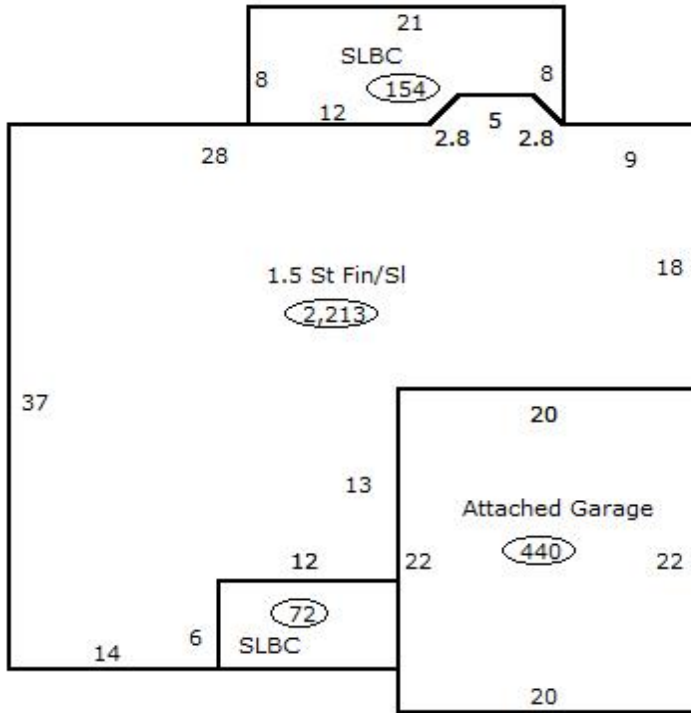
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Sketch Image

660018243



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/Sl	1,264	1.751	2,213
2	G	1		13	Attached Garage	440	1.000	440
3	M	PRCH		13	SLBC	72	1.000	72
4	M	PRCH		13	SLBC	154	1.000	154
5	U	^UL	Overhang	13	Upper Level	949	1.000	949
Total Building Area						1,264		2,213