



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 660018266 Parcel ID 000000-00-0-10400-002-0008 Cadastral ID 20-21-16-03320 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 296855 BURRIS, HARLAN GUY & PAMELA ANN MCCLELLAND REVOCABLE TRUST 1709 S MUSKOGEE PL CLAREMORE OK 74019-0000																																																																																																																									
Parcel Location Situs 01709 S MUSKOGEE PL Subdivision SOUTH POINTE Lot/Block 0008 / 0002 Parcel Size 1.25 - Lots Sec/Twn/Rng 20 / 21 / 16 / 5 Neighborhood 1166 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS																																																																																																																									
Legal Description Lot/Long: 36.29214499 -95.61582029 LOT 8 & S 20' LOT 9 BLOCK 2 SOUTH POINTE					Building Permits <table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																																																											
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Lot Data		Square-Foot - NBHD 1166 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	0.2346		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	10,221.00 x 4.78 = 48,877		
Factor Value			
Adjustments	1.0000		
Lot Value	48,877		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,269 / 1,269
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,269
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	351 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1995 / 23

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adjusted R	0.8445
Indicated Value	136,019 107.19 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	5
Indicated Value	131,370 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	109,809
Lot Value	48,877
Indicated Value	158,686 125.05 Per SqFt
Agland Value	
Site Improvements	
Total Value	158,686 125.05 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	96.24	Total Misc Impr	+ 2,015
Roofing Adj	+ 3.94	Garage Cost	+ 9,028
Subfloor Adj	+ 0.00	Total RCN	= 163,894
Heat/Cool Adj	+ 10.30	Depreciation (33%)	- 54,085
Plumbing Adj	+ 9.97	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 109,809
Adj Base Cost	= 120.45	Lot Value	+ 48,877
Total Area	x 1,269	Indicated Value	= 158,686
Adjusted Cost	= 152,851	Value Per SqFt	125.05

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	44119	16x6		96	20.99		2,015



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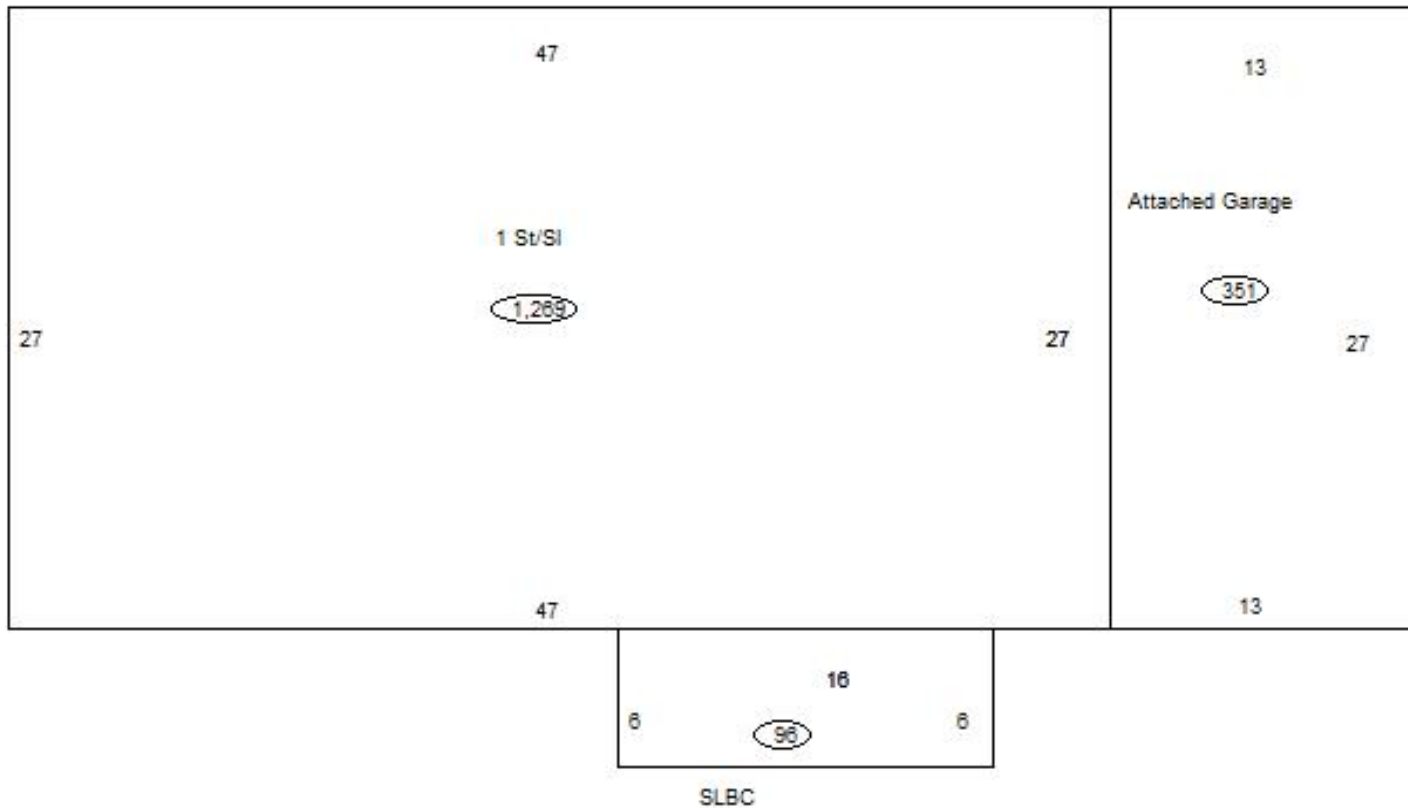
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Sketch Image

660018266



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/Sl	1,269	1.000	1,269
2	G	1		10	Attached Garage	351	1.000	351
3	M	PRCH		10	SLBC	96	1.000	96
Total Building Area						1,269		1,269