



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
 Time 23:33:23
 Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660018343 Parcel ID 000000-00-0-10400-005-0009 Cadastral ID 20-21-16-04180 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 335292 RUEHMAN, TEDDIE & MARSHALL 2008 S MUSKOGEE PL CLAREMORE OK 74017-0000 Parcel Location Situs 02008 S MUSKOGEE PL Subdivision SOUTH POINTE Lot/Block 0009 / 0005 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 (271)\IMG_0046.JPG 9/18/2023</p>																																																																																																																				
Legal Description Lot/Long: 36.28940210 -95.61526859 LOT 9 BLOCK 5 SOUTH POINTE																																																																																																																									
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 Page 2

Lot Data		Square-Foot - NBHD 1166 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	0.2029		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	8,837.00 x 5.26 = 46,474		
Factor Value			
Adjustments	1.0000		
Lot Value	46,474		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% Two Story
Exterior Wall	10% Veneer, Masonry 90% Frame, Siding, Wood
Base/Total Area	763 / 1,625
Style	100% Two Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	763
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.5 /
Basement Area	
Garage Type	550 Attached Garage - Unfinished
Remodel	FULL -
Year/Eff Age	1989 / 15

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	204,517 125.86 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	186,940 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	179,865
Lot Value	46,474
Indicated Value	226,339 139.29 Per SqFt
Agland Value	
Site Improvements	
Total Value	226,339 139.29 Total Value Per SqFt

Cost Approach Manual : 01/2025

Base Cost	86.93	Total Misc Impr	+	13,571
Roofing Adj	+ 2.71	Garage Cost	+	17,166
Subfloor Adj	+ -1.28	Total RCN	=	214,378
Heat/Cool Adj	+ 12.64	Depreciation (17%)	-	36,444
Plumbing Adj	+ 12.01	Lump Sums	+	1,931
Basement Adj	+ 0.00	RCNLD	=	179,865
Adj Base Cost	= 113.01	Lot Value	+	46,474
Total Area	x 1,625	Indicated Value	=	226,339
Adjusted Cost	= 183,641	Value Per SqFt		139.29

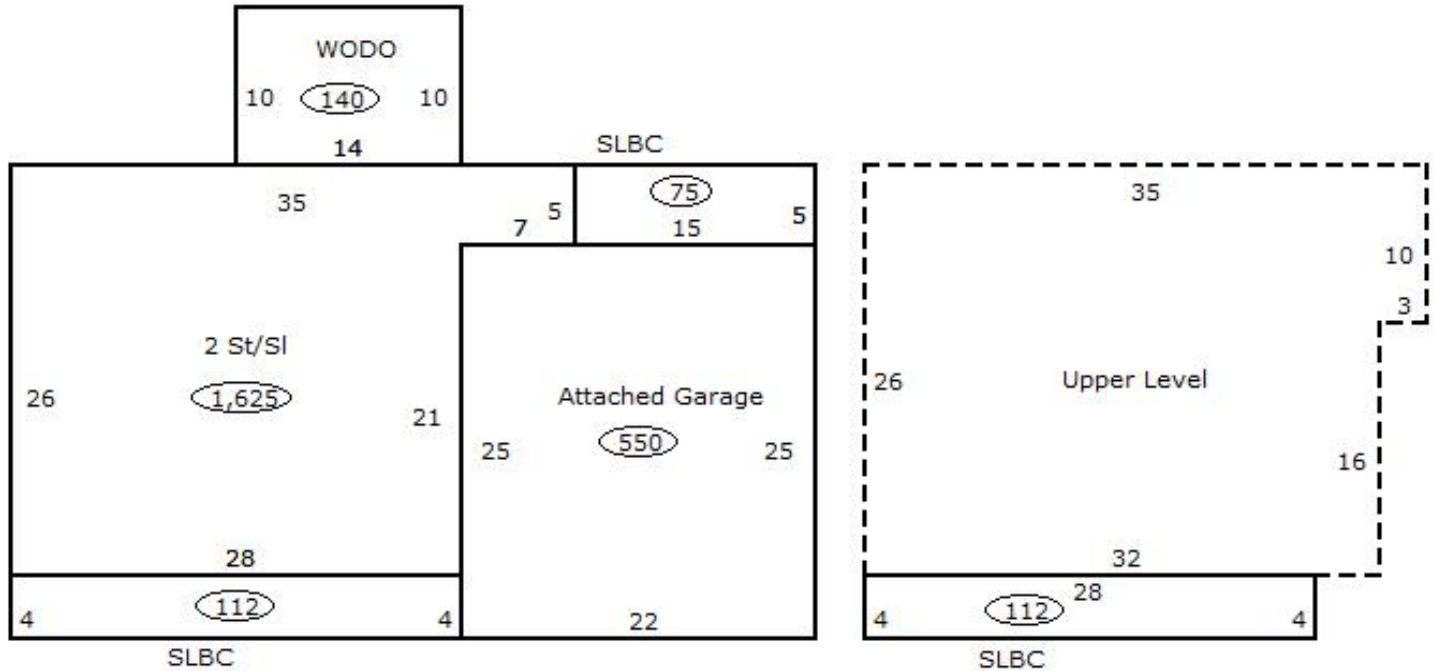
Miscellaneous Improvements

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	44443	28x4		112	26.58		2,977
PRCH	SLAB PORCH - COVERED	44444	15x5		75	26.69		2,002
WODO	WOOD DECK - OPEN	44446	14x10		140	25.08	45%	1,931
PRCH	SLAB PORCH - COVERED	44447	28x4		112	26.58		2,977



Sketch Image

660018343



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	2	Slab	13	2 St/Sl	763	2.130	1,625
2	G	1		13	Attached Garage	550	1.000	550
3	M	PRCH		13	SLBC	112	1.000	112
4	M	PRCH		13	SLBC	75	1.000	75
5	U	^UL	Overhang	13	Upper Level	862	1.000	862
6	M	WODO		13	WODO	140	1.000	140
7	M	PRCH		13	SLBC	112	1.000	112
Total Building Area						763		1,625