



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
 Time 01:46:09  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660018417 <b>Parcel ID</b> 000000-00-0-10400-009-0028 <b>Cadastral ID</b> 20-21-16-04930 <b>Property Type</b> REAL - Real Property <b>Property Class</b> URP VI Area 1 <b>Tax Area</b> 17 - CLAREMORE OT <b>Name ID</b> 262155 NEWMAN, CHERYL W-TRUST ARGENT TRUST OKLAHOMA  4506 S HARVARD AVE TULSA OK 74135-0000  <b>Parcel Location</b> <b>Situs</b> 00705 W 18TH ST S <b>Subdivision</b> SOUTH POINTE <b>Lot/Block</b> 0028 / 0009 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 20 / 21 / 16 / 5 <b>Neighborhood</b> 1166 - R-V01-SW CLAREMORE <b>School District</b> S001 - CLAREMORE SCHOOLS																																																																																																																									
<b>Legal Description</b> Lot/Long: 36.29160330 -95.61945361										\\tsclient\A\TOMMY DUNLAP\New folder (274)\IMG_0019.JPG 9/21/2023																																																																																																															
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Lot Data	Square-Foot - NBHD 1166 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> 1 <b>Non-Ag Acres</b> 0.1405 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> LAND QUALITY 0 0 <b>Method</b> Square-Foot <b>Base Lot Value</b> 6,118.00 x 6.00 = 36,708 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 36,708		 <p style="text-align: right; color: orange;">09/21/2023</p> <p>\\tsclient\A\TOMMY DUNLAP\New folder (274)\IMG_0019.JPG 9/21/2023</p>

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	3 - Average
<b>Architecture</b>	
<b>Style</b>	100% 1 1/2 Story Finished
<b>Exterior Wall</b>	15% Veneer, Masonry 85% Frame, Siding, Wood
<b>Base/Total Area</b>	1,112 / 2,022
<b>Style</b>	100% 1 1/2 Story Finished
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	1,112
<b>Fixture/RghIn</b>	14 /
<b>Bed/F/H Bath</b>	4 / 2.5 /
<b>Basement Area</b>	
<b>Garage Type</b>	400 Attached Garage - Unfinished
<b>Remodel</b>	
<b>Year/Eff Age</b>	1990 / 27

GRM Approach	
<b>GRM Code</b>	
<b>Gross Rent</b>	0.00
<b>Indicated Value</b>	

Multiple Regression			
<b>MRA Code</b>	1	Test	
<b>Adusted R</b>	0.8445		
<b>Indicated Value</b>	221,403	109.50	Per SqFt

Direct Comparables			
<b>Selection Model</b>	A	Adam Test	
<b>Adjustment Model</b>	1	2022 Residential	
<b>Comparables</b>	8		
<b>Indicated Value</b>	218,970		Per SqFt

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	91.06	<b>Total Misc Impr</b>	+ 11,790				
<b>Roofing Adj</b>	+ 2.96	<b>Garage Cost</b>	+ 13,584				
<b>Subfloor Adj</b>	+ -1.40	<b>Total RCN</b>	= 257,722				
<b>Heat/Cool Adj</b>	+ 12.64	<b>Depreciation ( 34%)</b>	- 87,625				
<b>Plumbing Adj</b>	+ 9.65	<b>Lump Sums</b>	+ 0				
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 170,097				
<b>Adj Base Cost</b>	= 114.91	<b>Lot Value</b>	+ 36,708				
<b>Total Area</b>	x 2,022	<b>Indicated Value</b>	= 206,805				
<b>Adjusted Cost</b>	= 232,348	<b>Value Per SqFt</b>	102.28				

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	170,097		
<b>Lot Value</b>	36,708		
<b>Indicated Value</b>	206,805	102.28	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>			
<b>Total Value</b>	206,805	102.28	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	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	44760		207	207	26.28		5,440
PATO	SLAB PORCH - OPEN	44761		64	64	11.48		735



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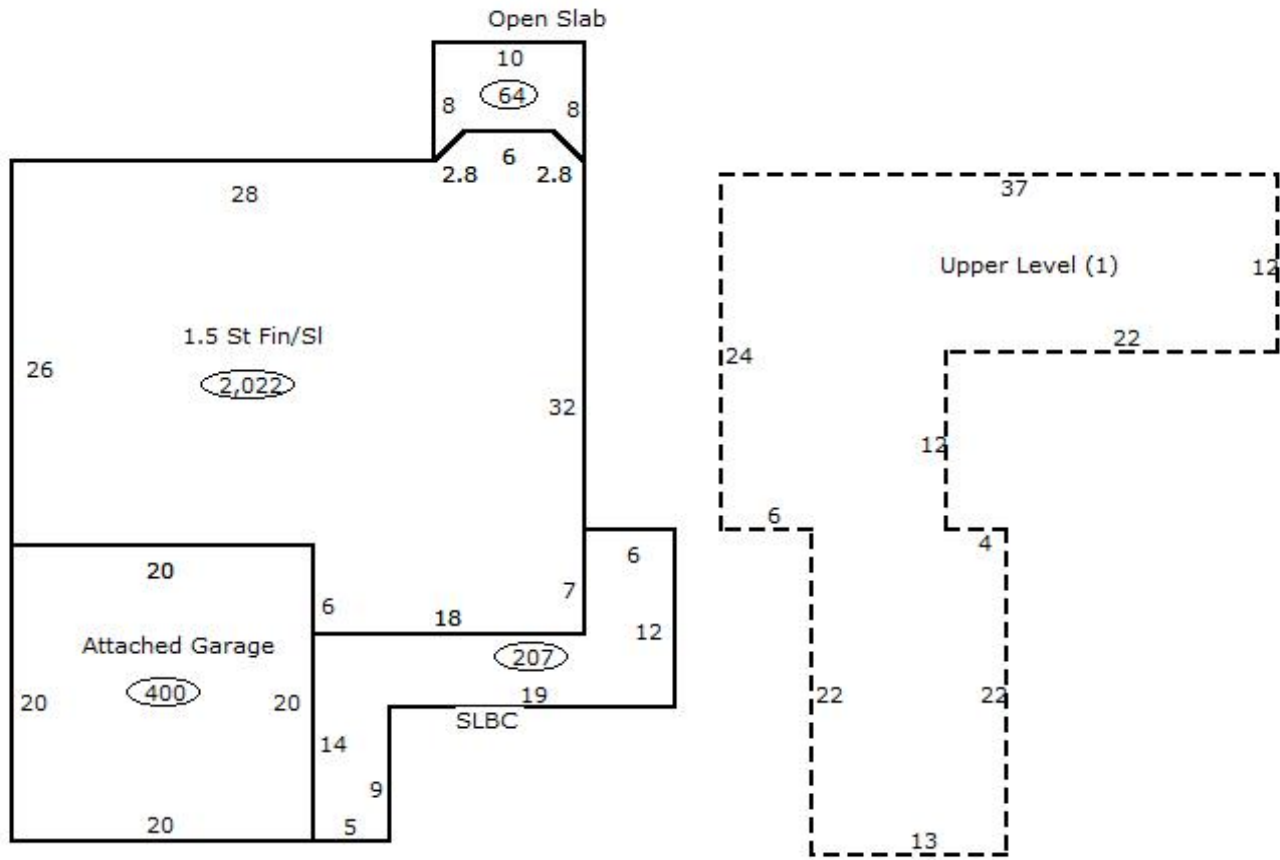
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### Sketch Image

660018417



### 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/SI	1,112	1.818	2,022
2	G	1		13	Attached Garage	400	1.000	400
3	M	PRCH		13	SLBC	207	1.000	207
4	M	PATO		13	Open Slab	64	1.000	64
5	U	^UL		13	Upper Level (1)	910	1.000	910
<b>Total Building Area</b>						1,112		2,022



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	0x0x0			
	Qual	2	Cond	Year	Eff Age	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (4.68 x )					
	STF	STG FAIR	0x0x0			
	Qual	2	Cond	Year	Eff Age	
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