



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 21:11:22
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660018433 Parcel ID 000000-00-0-10400-009-0044 Cadastral ID 20-21-16-05090 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 318430 COX, LARRY A 704 W 17TH ST S CLAREMORE OK 74019-0000 Parcel Location Situs 00704 W 17TH ST S Subdivision SOUTH POINTE Lot/Block 0044 / 0009 Parcel Size 1 - Lots Sec/Twn/Rng 20 / 21 / 16 / 5 Neighborhood 1166 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS																																																																																																																									
Legal Description Lot/Long: 36.29264621 -95.61884685																																																																																																																									
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Lot Data	Square-Foot - NBHD 1166 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 0.1664 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 7,247.00 x 5.97 = 43,294 Factor Value Adjustments 1.0000 Lot Value 43,294		<p>\\tsclient\A\TOMMY DUNLAP\New folder (268)\IMG_0031.JPG 9/13/2023</p>

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	30% Veneer, Masonry 70% Frame, Siding, Vinyl
Base/Total Area	1,404 / 1,404
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,404
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	400 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1997 / 22

Cost Approach				Manual : 01/2025			
Base Cost	101.93	Total Misc Impr	+ 7,225	Roofing Adj	+ 4.60	Garage Cost	+ 11,700
Subfloor Adj	+ -1.21	Total RCN	= 196,980	Heat/Cool Adj	+ 11.47	Depreciation (29%)	- 57,124
Plumbing Adj	+ 10.03	Lump Sums	+ 0	Basement Adj	+ 0.00	RCNLD	= 139,856
Adj Base Cost	= 126.82	Lot Value	+ 43,294	Total Area	x 1,404	Indicated Value	= 183,150
		Value Per SqFt	130.45	Adjusted Cost	= 178,055		

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	166,601	118.66	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	170,280		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	139,856		
Lot Value	43,294		
Indicated Value	183,150	130.45	Per SqFt
Agland Value			
Site Improvements			
Total Value	183,150	130.45	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	44825	4x4		16	24.22		388
PATO	SLAB PORCH - OPEN	44826	17x10		170	10.24		1,741



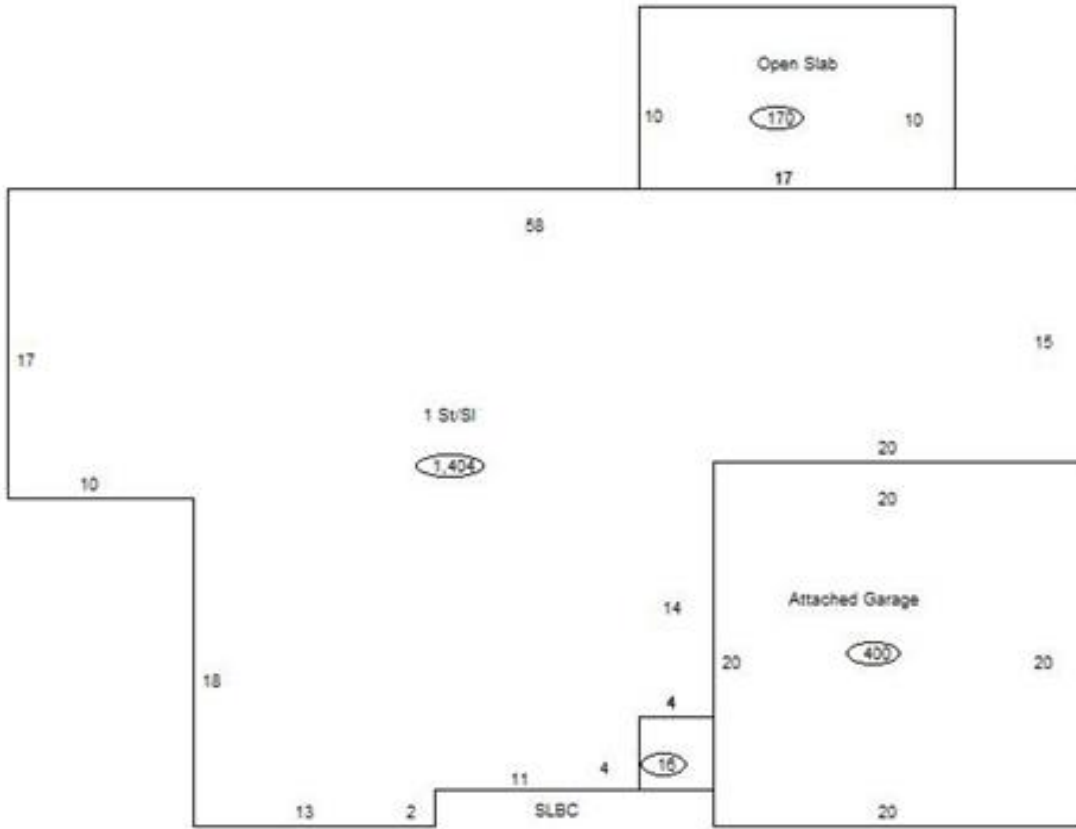
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Sketch Image

660018433



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,404	1.000	1,404
2	G	1		10	Attached Garage	400	1.000	400
3	M	PRCH		10	SLBC	16	1.000	16
4	M	PATO		10	Open Slab	170	1.000	170
Total Building Area						1,404		1,404



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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	
		Valuation Summary	Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
		Base Cost (4.68 x)				