



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 00:42:48
 Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660022999 Parcel ID 21N16E-27-1-00000-000-0000 Cadastral ID 27-21-16-01000 Property Type REAL - Real Property Property Class RR VI Area 1 Tax Area 18 - CLAREMORE RURAL/W/O FIRE Name ID 338906 IRVIN, KRISTEN & LAVERNE M GRIDER 14715 E CLAUDE ST CLAREMORE OK 74019-0000 Parcel Location Situs 14715 E CLAUDE ST Subdivision Lot/Block / Parcel Size 1.44 - Acres Sec/Twn/Rng 27 / 21 / 16 / 1 Neighborhood 2116 - UNPLATTED School District S001 - CLAREMORE SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.27429391 -95.58290955																																																																																																																									
Legal Description TR NW SE NE BEG; SW/C LOT 10, WHICH PT IS 16' E & 28.67' S NW/C NW SE NE; S PAR WITH W/L 236'; E PAR WITH S/L LOT 10, 293.48'; N PAR W/L 236'; W PAR S/L LOT 10, 28.48' TO SE/C LOT 10; W ALG S/L LOT 10 265' TO POB					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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Date 04/17/2026
 Time 00:42:48
 Page 2

Lot Data		Square-Foot - NBHD 2116 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	1.4914		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	64,966.00 x .74 = 47,751		
Factor Value			
Adjustments	2.7793		
Lot Value	132,716		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	1,152 / 1,152
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	576 Attached Garage - Unfinished
Remodel	PARTIAL -
Year/Eff Age	1965 / 32

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	136,946 118.88 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	NewTest
Comparables	
Indicated Value	

Value Reconciliation

Selected Approach	Cost Approach
Improvements	92,729
Lot Value	132,716
Indicated Value	225,445 195.70 Per SqFt
Agland Value	
Site Improvements	1,307
Total Value	226,752 196.83 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	97.53	Total Misc Impr	+ 1,979
Roofing Adj	+ 4.53	Garage Cost	+ 15,316
Subfloor Adj	+ 1.18	Total RCN	= 159,878
Heat/Cool Adj	+ 11.47	Depreciation (42%)	- 67,149
Plumbing Adj	+ 9.06	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 92,729
Adj Base Cost	= 123.77	Lot Value	+ 132,716
Total Area	x 1,152	Indicated Value	= 225,445
Adjusted Cost	= 142,583	Value Per SqFt	195.70

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	SLAB PORCH - OPEN	56755	160		160	10.33		1,653
PATO	SLAB PORCH - OPEN	56756	6x5		30	10.86		326



Rogers

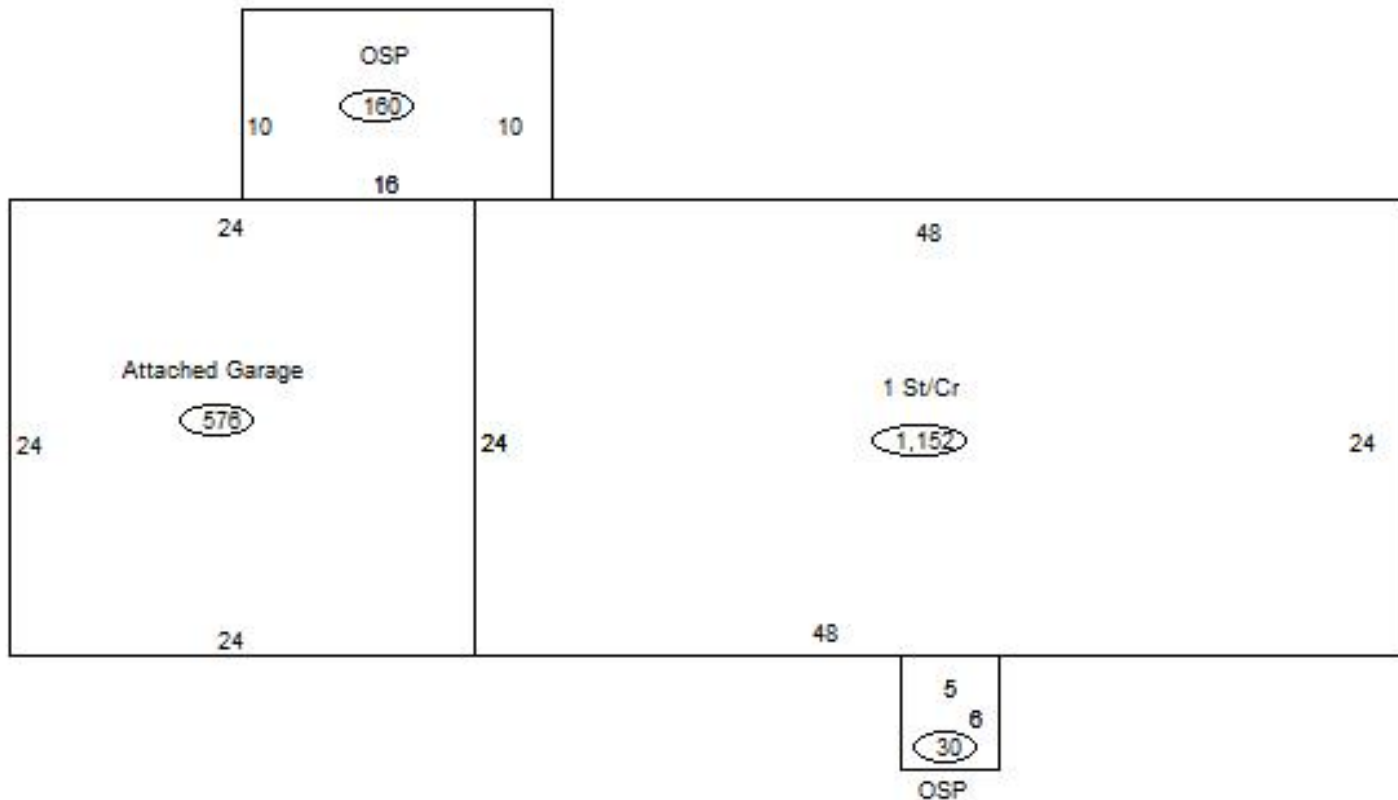
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Time 00:42:48
Page 3

Sketch Image

660022999



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	1,152	1.000	1,152
2	G	1		13	Attached Garage	576	1.000	576
3	M	PATO		13	Open Slab	160	1.000	160
4	M	PATO		13	Open Slab	30	1.000	30
Total Building Area						1,152		1,152



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 Page 4

660022999

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	STF	STG FAIR	0x0x0			336	
	Qual	2	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total		RCN	Depr (60% Phys/ % Func)	RCNLD
	Base Cost (4.68 x 336)		1,572		1,572	943	629
	STF	STG FAIR	0x0x0			170	
	Qual	2	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total		RCN	Depr (60% Phys/ % Func)	RCNLD
	Base Cost (4.68 x 170)		796		796	478	318
	STF	STG FAIR	0x0x0			192	
	Qual	2	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total		RCN	Depr (60% Phys/ % Func)	RCNLD
	Base Cost (4.68 x 192)		899		899	539	360