



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
Time 00:43:48  
Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660023750 <b>Parcel ID</b> 000000-00-0-00162-001-0003 <b>Cadastral ID</b> 28-21-16-01220 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RRP VI Area 1 <b>Tax Area</b> 21 - CLAREMORE RURAL/VERD FIR <b>Name ID</b> 105804 MASTERS, C J JR & SARA K TRUSTEES  12097 E HILL DR CLAREMORE OK 74019-5688  <b>Parcel Location</b> <b>Situs</b> 12097 E HILL DR <b>Subdivision</b> CLAREMORE ESTATES <b>Lot/Block</b> 0003 / 0001 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 28 / 21 / 16 / 5 <b>Neighborhood</b> 1208 - R-V01-SW CLAREMORE <b>School District</b> S001 - CLAREMORE SCHOOLS																																																																																																																									
<b>Legal Description</b> Lat/Long: 36.27731704 -95.61370181 LOT 3 BLOCK 1 CLAREMORE ESTATES																																																																																																																									
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Lot Data		Lot - NBHD 1208 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	1.2439		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
	SIZE		0
Method	Lot		
Base Lot Value	54,186.00 x .72 = 39,098		
Factor Value			
Adjustments	1.0000		
Lot Value	39,098		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	78% 1 1/2 Story Finished 22% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,730 / 2,586
Style	78% 1 1/2 Story Finished - 22% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,730
Fixture/RghIn	11 /
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	851 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1978 / 36

### GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

### Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	333,382 128.92 Per SqFt

### Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	5
Indicated Value	320,340 Per SqFt

### Value Reconciliation

Selected Approach	Cost Approach
Improvements	212,770
Lot Value	39,098
Indicated Value	251,868 97.40 Per SqFt
Agland Value	
Site Improvements	10,380
Total Value	262,248 101.41 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	101.38	Total Misc Impr	+ 20,848
Roofing Adj	+ 3.71	Garage Cost	+ 31,666
Subfloor Adj	+ -2.39	Total RCN	= 373,281
Heat/Cool Adj	+ 14.47	Depreciation ( 43%)	- 160,511
Plumbing Adj	+ 6.87	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 212,770
Adj Base Cost	= 124.04	Lot Value	+ 39,098
Total Area	x 2,586	Indicated Value	= 251,868
Adjusted Cost	= 320,767	Value Per SqFt	97.40

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	6,429.63		6,430
PRCH	SLAB PORCH - COVERED	58330		146	146	29.02		4,237
PRCH	SLAB PORCH - COVERED	58331	20x18		360	28.28		10,181



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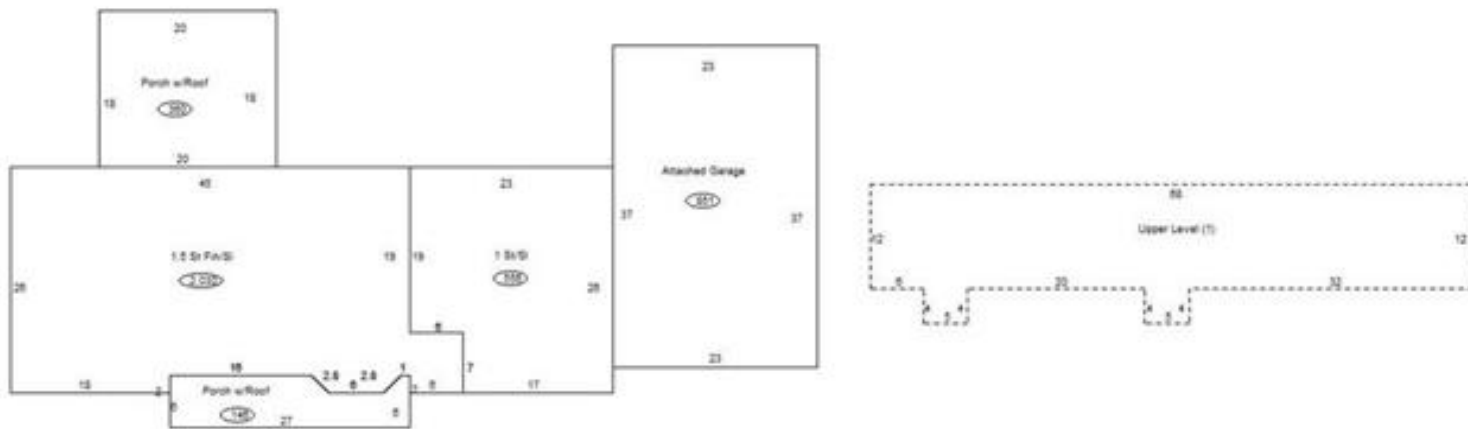
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### Sketch Image

660023750



### 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	1,174	1.729	2,030
2	R	1	Slab	13	1 St/SI	556	1.000	556
3	M	PRCH		13	SLBC	146	1.000	146
4	M	PRCH		13	SLBC	360	1.000	360
5	G	1		13	Attached Garage	851	1.000	851
6	U	^UL		13	Upper Level (1)	856	1.000	856
<b>Total Building Area</b>						<b>1,730</b>		<b>2,586</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	DTGF	DETACHED GARAGE FAIR	0x0x0			400
	Qual 2	Cond 3	Year		Eff Age	
<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (55% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (16.00 x 400)		6,400		6,400	3,520	2,880
	SV	SWIM VINYL	0x0x0			1
	Qual 3	Cond 3	Year		Eff Age	
<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (70% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (25,000.00 x 1)		25,000		25,000	17,500	7,500