



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 00:44:12
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Assessment Data					Primary Image																																																																																																																				
Account 660023771 Parcel ID 000000-00-0-00162-004-0002 Cadastral ID 28-21-16-01430 Property Type REAL - Real Property Property Class RRP VI Area 1 Tax Area 21 - CLAREMORE RURAL/VERD FIR Name ID 105934 DRY, MARYLYN A TRUSTEE 12322 E OAK DR CLAREMORE OK 74019-0000 Parcel Location Situs 12322 E OAK DR Subdivision CLAREMORE ESTATES Lot/Block 0002 / 0004 Parcel Size 1 - Lots Sec/Twn/Rng 28 / 21 / 16 / 5 Neighborhood 1208 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.27465948 -95.60863397																																																																																																																									
Legal Description LOT 2 BLOCK 4 CLAREMORE ESTATES					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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Lot Data	Lot - NBHD 1208 #1		Primary Image
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	4.5781		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
	SIZE	0	
Method	Lot		
Base Lot Value	199,424.00 x .37 = 74,733		
Factor Value			
Adjustments	1.0000		
Lot Value	74,733		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	50% Veneer, Masonry 50% Frame, Siding, Vinyl
Base/Total Area	1,694 / 2,448
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,694
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 3.0 /
Basement Area	
Garage Type	803 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1981 / 34

Cost Approach				Manual : 01/2025			
Base Cost	96.89	Total Misc Impr	+	20,880			
Roofing Adj	+ 3.85	Garage Cost	+	29,880			
Subfloor Adj	+ -2.48	Total RCN	=	349,098			
Heat/Cool Adj	+ 14.47	Depreciation (42%)	-	146,621			
Plumbing Adj	+ 9.14	Lump Sums	+	7,819			
Basement Adj	+ 0.00	RCNLD	=	210,296			
Adj Base Cost	= 121.87	Lot Value	+	74,733			
Total Area	x 2,448	Indicated Value	=	285,029			
Adjusted Cost	= 298,338	Value Per SqFt		116.43			



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	309,693	126.51	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	4		
Indicated Value	324,960		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	210,296		
Lot Value	74,733		
Indicated Value	285,029	116.43	Per SqFt
Agland Value			
Site Improvements			
Total Value	285,029	116.43	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		2	2	6,429.63		12,859
PRCH	SLAB PORCH - COVERED	58421	7x2		14	29.49		413
WODO	WOOD DECK - OPEN	58422	27x12		324	19.14	30%	4,341
EPKS	ENCLOSED PORCH - KNEEWALL SCREEN	58423	20x12		240	31.70		7,608
WODO	WOOD DECK - OPEN	58425	20x10		200	24.84	30%	3,478



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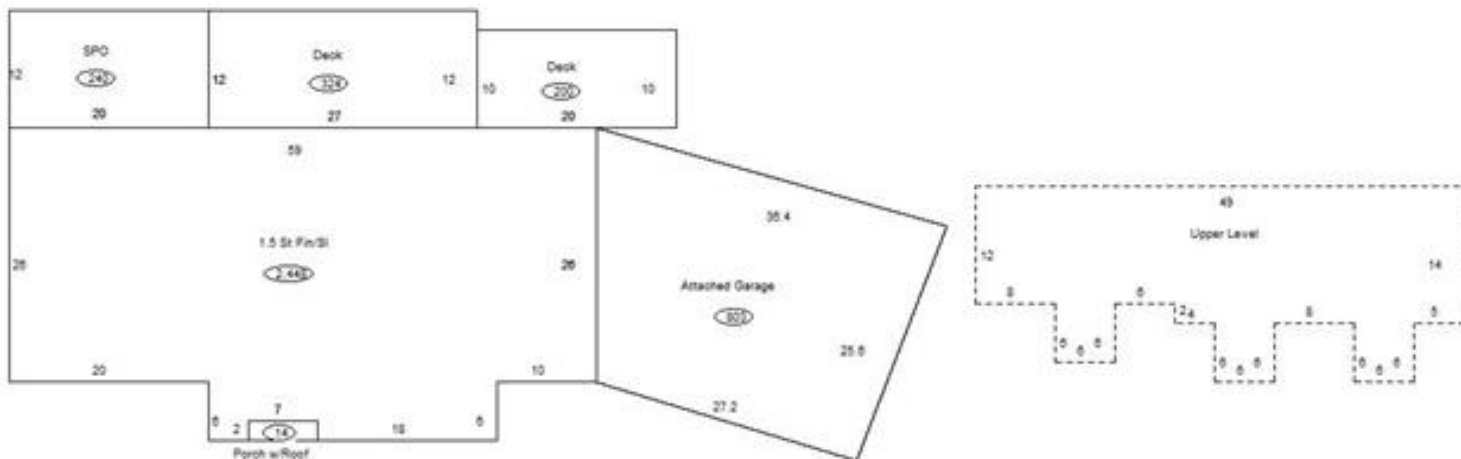
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Sketch Image

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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	1,694	1.445	2,448
2	G	1		13	Attached Garage	803	1.000	803
3	M	PRCH		13	SLBC	14	1.000	14
4	M	WODO		13	WODO	324	1.000	324
5	M	EPKS		13	Screen Porch	240	1.000	240
6	U	^UL	Overhang	13	Upper Level	754	1.000	754
7	M	WODO		13	WODO	200	1.000	200
Total Building Area						1,694		2,448



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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)				