



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 17:37:27
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660024781 Parcel ID 21N16E-29-1-00000-000-0000 Cadastral ID 29-21-16-02300 Property Type REAL - Real Property Property Class RR VI Area 1 Tax Area 21 - CLAREMORE RURAL/VERD FIR Name ID 300940 HARRIS, JOSHUA M 11523 E TANNER DR CLAREMORE OK 74019-0000 Parcel Location Situs 11523 E TANNER DR Subdivision Lot/Block / Parcel Size 5 - Acres Sec/Twn/Rng 29 / 21 / 16 / 1 Neighborhood 2116 - UNPLATTED School District S001 - CLAREMORE SCHOOLS					<p>\\tsclient\A\TOMMY DUNLAP\New folder (230)\IMG_0032.JPG 7/17/2023</p>																																																																																																																				
Legal Description Lat/Long: 36.27389145 -95.62216862 E2 NW SW NE																																																																																																																									
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Date 04/17/2026
Time 17:37:27
Page 2

Lot Data	Square-Foot - NBHD 2116 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	4.9034	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	213,594.00 x .39 = 82,794	
Factor Value		
Adjustments	1.0000	
Lot Value	82,794	

Residential Data	
Type	1 Single Family Residence
Condition	4 - Good
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,572 / 1,572
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,572
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	483 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1973 / 32



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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	177,816	113.11	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	NewTest
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025	
Base Cost	103.38	Total Misc Impr	+	22,579	
Roofing Adj	+ 4.37	Garage Cost	+	13,345	
Subfloor Adj	+ -1.15	Total RCN	=	231,968	
Heat/Cool Adj	+ 11.47	Depreciation (42%)	-	97,427	
Plumbing Adj	+ 6.64	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	134,541	
Adj Base Cost	= 124.71	Lot Value	+	82,794	
Total Area	x 1,572	Indicated Value	=	217,335	
Adjusted Cost	= 196,044	Value Per SqFt		138.25	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	134,541		
Lot Value	82,794		
Indicated Value	217,335	138.25	Per SqFt
Agland Value			
Site Improvements	17,895		
Total Value	235,230	149.64	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
SHLT	STORM SHELTER	0		1	2024	0.00		
PRCH	SLAB PORCH - COVERED	60726	16x5		80	24.02		1,922
PRCH	Slab Porch - Covered	60727	700		700	22.23		15,561



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 Time 17:37:27
 Page 3

Sketch Image

660024781



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,376	1.000	1,376
2	G	1	Slab	13	Attached Garage	483	1.000	483
3	M	PRCH		13	SLBC	80	1.000	80
4	M	PRCH		13	SLBC	700	1.000	700
5	R	1	Slab	13	1S-SF/SI	196	1.000	196
Total Building Area						1,572		1,572



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 Page 4

660024781

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	UTIL	SHOP BUILDING	0x0x0			1,152	
	Qual	2	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total		RCN	Depr (50% Phys/ % Func)	RCNLD
	Base Cost (30.50 x 1,152)		35,136		35,136	17,568	17,568
	STF	STG FAIR	10x14x0			140	
	Qual	2	Cond 2	Year	Eff Age 2026		
	Valuation Summary		Modifier Total		RCN	Depr (50% Phys/ % Func)	RCNLD
	Base Cost (4.68 x 140)		655		655	328	327
	CKCP	Chicken Coop	0x0x0				
	Qual		Cond	Year	Eff Age		
	Valuation Summary		Modifier Total		RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (6.59 x)						