



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 11:21:16
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Assessment Data					Primary Image																																																																																																																				
Account 660024805 Parcel ID 21N16E-29-3-00000-000-0000 Cadastral ID 29-21-16-04800 Property Type REAL - Real Property Property Class RR VI Area 1 Tax Area 21 - CLAREMORE RURAL/VERD FIR Name ID 336457 DORSEY, MARK & CYNTHIA 11299 E 520 RD CLAREMORE OK 74019-0000 Parcel Location Situs 11299 E 520 RD Subdivision Lot/Block / Parcel Size 7.5 - Acres Sec/Twn/Rng 29 / 21 / 16 / 3 Neighborhood 2116 - UNPLATTED School District S001 - CLAREMORE SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.26468181 -95.62742604																																																																																																																									
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Lot Data		Square-Foot - NBHD 2116 #1	
Lot Size	0	0	
Lot Count	0		
Units Buildable	0		
Non-Ag Acres	7.2985		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
			0
Method	Square-Foot		
Base Lot Value	317,923.00 x .33 = 103,660		
Factor Value			
Adjustments	1.0000		
Lot Value	103,660		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,060 / 2,060
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,060
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	400 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1965 / 46

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1	Test
Adusted R	0.8445	
Indicated Value	203,656	98.86 Per SqFt

Direct Comparables

Selection Model	A	Adam Test
Adjustment Model	NewTest	
Comparables		
Indicated Value		

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	138,456		
Lot Value	103,660		
Indicated Value	242,116	117.53	Per SqFt
Agland Value			
Site Improvements	2,769		
Total Value	244,885	118.88	Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	104,56	Total Misc Impr	+ 11,645
Roofing Adj	+ 4.57	Garage Cost	+ 13,584
Subfloor Adj	+ -2.43	Total RCN	= 282,564
Heat/Cool Adj	+ 12.64	Depreciation (51%)	- 144,108
Plumbing Adj	+ 5.58	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 138,456
Adj Base Cost	= 124.92	Lot Value	+ 103,660
Total Area	x 2,060	Indicated Value	= 242,116
Adjusted Cost	= 257,335	Value Per SqFt	117.53

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	60802		108	108	26.59		2,872
PATO	SLAB PORCH - OPEN	60803		33x11	363	8.70		3,158



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	0x0x0			870
	Qual	2	Cond 3	Year	Eff Age	
	Valuation Summary Base Cost (4.68 x 870)		4,072	Modifier Total		RCN 4,072 Depr (32% Phys/ % Func) 1,303 RCNLD 2,769
	CP	CARPORT DIRT	0x0x0			
	Qual		Cond	Year	Eff Age	
	Valuation Summary Base Cost (3.50 x)			Modifier Total		RCN Depr (100% Phys/ % Func) RCNLD