




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
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Assessment Data					Primary Image																																																																																																																				
Account 660024814 Parcel ID 000000-00-0-00756-003-0002 Cadastral ID 29-21-16-04980 Property Type REAL - Real Property Property Class RRP VI Area 1 Tax Area 21 - CLAREMORE RURAL/VERD FIR Name ID 95864 NOLAN, HERMAN LEON & LINDA JEAN-CO TRUSTEES 23722 S CEDAR ST CLAREMORE OK 74019-0000 Parcel Location Situs 23722 S CEDAR ST Subdivision SOUTH RIDGE ESTATES Lot/Block 0002 / 0003 Parcel Size 1 - Lots Sec/Twn/Rng 29 / 21 / 16 / 5 Neighborhood 1121 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS					 <p>\\tsclient\A\TOMMY DUNLAP\New folder (231)\IMG_0035.JPG 7/18/2023</p>																																																																																																																				
Legal Description Lat/Long: 36.26667141 -95.62430962 LOT 2 BLOCK 3 SOUTH RIDGE ESTATES																																																																																																																									
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Lot Data	Square-Foot - NBHD 1121 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 1.0804 Topography Street Access Utilities Amenities LAND QUALITY 0 1/2 LOT 0 Method Square-Foot Base Lot Value 47,062.00 x 1.93 = 90,622 Factor Value Adjustments 1.0000 Lot Value 90,622		 <p>\\tsclient\A\TOMMY DUNLAP\New folder (231)\IMG_0035.JPG 7/18/2023</p>

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	2,411 / 2,411
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,411
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 3.0 /
Basement Area	
Garage Type	921 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1977 / 37

Cost Approach				Manual : 01/2025			
Base Cost	103.84	Total Misc Impr	+ 11,331				
Roofing Adj	+ 4.53	Garage Cost	+ 27,437				
Subfloor Adj	+ -2.18	Total RCN	= 344,796				
Heat/Cool Adj	+ 12.64	Depreciation (44%)	- 151,710				
Plumbing Adj	+ 8.10	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 193,086				
Adj Base Cost	= 126.93	Lot Value	+ 90,622				
Total Area	x 2,411	Indicated Value	= 283,708				
Adjusted Cost	= 306,028	Value Per SqFt	117.67				

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	283,722	117.68	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	3		
Indicated Value	298,320		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	193,086		
Lot Value	90,622		
Indicated Value	283,708	117.67	Per SqFt
Agland Value			
Site Improvements			
Total Value	283,708	117.67	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	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	60839	150		150	26.46		3,969
PATO	SLAB PORCH - OPEN	60840	160		160	10.92		1,747



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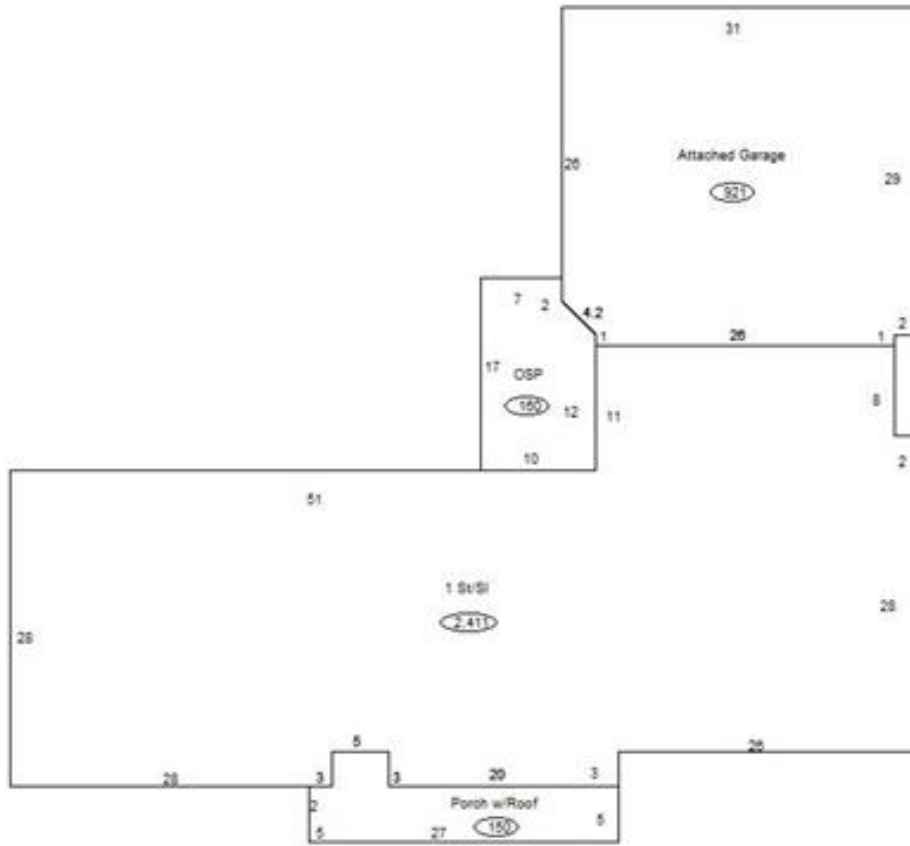
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	2,411	1.000	2,411
2	G	1		13	Attached Garage	921	1.000	921
3	M	PRCH		13	SLBC	150	1.000	150
4	M	PATO		13	Open Slab	160	1.000	160
Total Building Area						2,411		2,411



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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)					
	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)					