



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
 Time 23:10:08  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660024844 <b>Parcel ID</b> 000000-00-0-00756-004-0016 <b>Cadastral ID</b> 29-21-16-05280 <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> 349526 SEYMOUR, BENJAMIN  11313 SOUTH PARK RD CLAREMORE OK 74019-5664  <b>Parcel Location</b> <b>Situs</b> 11313 E SOUTH PARK RD <b>Subdivision</b> SOUTH RIDGE ESTATES <b>Lot/Block</b> 0016 / 0004 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 29 / 21 / 16 / 5 <b>Neighborhood</b> 1121 - R-V01-SW CLAREMORE <b>School District</b> S001 - CLAREMORE SCHOOLS					<p>\\tsclient\A\TOMMY DUNLAP\New folder (237)\IMG_0035.JPG 7/27/2023</p>																																																																																																																				
<b>Legal Description</b> Lot/Long: 36.26616183 -95.62695270 LOT 16 BLOCK 4 SOUTH RIDGE ESTATES																																																																																																																									
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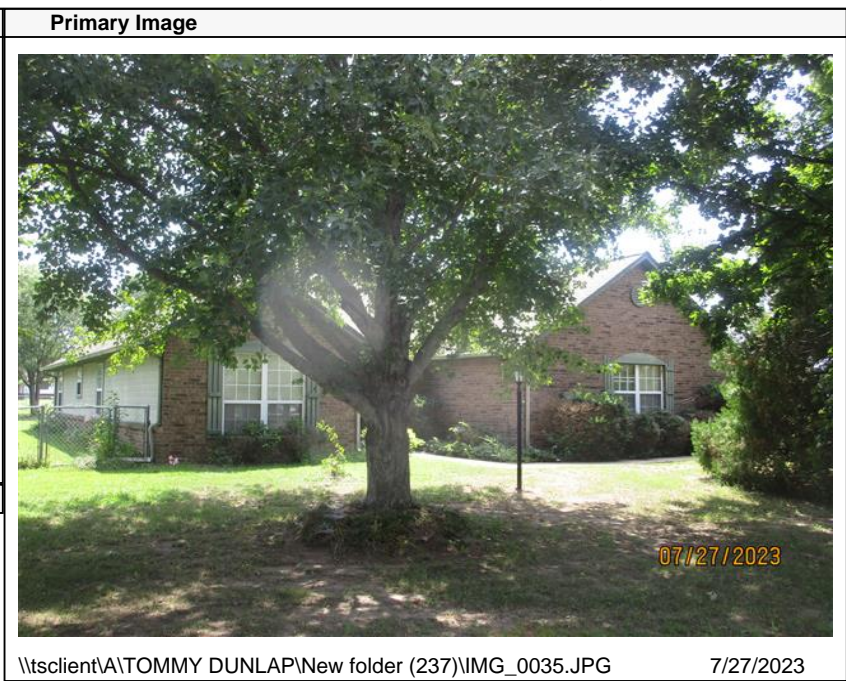
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Lot Data		Square-Foot - NBHD 1121 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	1.0615		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
	1/2 LOT		0
Method	Square-Foot		
Base Lot Value	46,237.00 x 1.94 = 89,797		
Factor Value			
Adjustments	1.0000		
Lot Value	89,797		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	40% Veneer, Masonry 60% Frame, Siding, Wood
Base/Total Area	1,656 / 1,656
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,656
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	528 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1994 / 24

### GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

### Multiple Regression

MRA Code	1 Test
Adjusted R	0.8445
Indicated Value	210,319 127.00 Per SqFt

### Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	4
Indicated Value	242,990 Per SqFt

### Value Reconciliation

Selected Approach	Cost Approach
Improvements	175,024
Lot Value	89,797
Indicated Value	264,821 159.92 Per SqFt
Agland Value	
Site Improvements	
Total Value	264,821 159.92 Total Value Per SqFt

### Cost Approach Manual : 01/2025

Base Cost	106.60	Total Misc Impr	+	12,652
Roofing Adj	+ 4.88	Garage Cost	+	16,627
Subfloor Adj	+ -2.31	Total RCN	=	246,513
Heat/Cool Adj	+ 12.64	Depreciation ( 29%)	-	71,489
Plumbing Adj	+ 9.37	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	175,024
Adj Base Cost	= 131.18	Lot Value	+	89,797
Total Area	x 1,656	Indicated Value	=	264,821
Adjusted Cost	= 217,234	Value Per SqFt		159.92

### 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
SHLT	STORM SHELTER	0		1	2015	0.00		
PRCH	SLAB PORCH - COVERED	60969	6x6		36	26.82		966
EPKS	ENCLOSED PORCH - KNEEWALL SCREEN	60970	209		209	29.05		6,071



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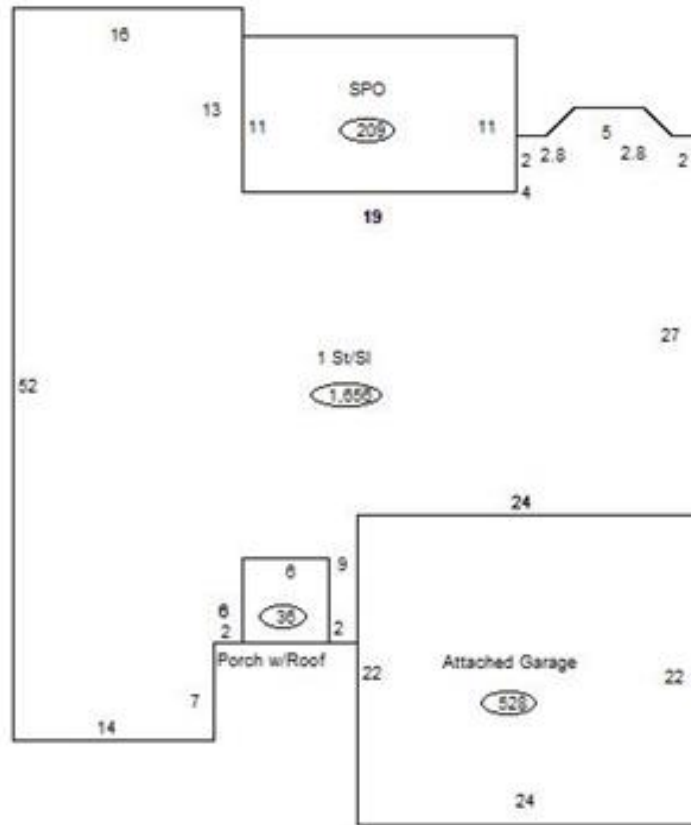
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Sketch Image

660024844



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,656	1.000	1,656
2	G	1		13	Attached Garage	528	1.000	528
3	M	PRCH		13	SLBC	36	1.000	36
4	M	EPKS		13	Screen Porch	209	1.000	209
<b>Total Building Area</b>						1,656		1,656



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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		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>	
Base Cost (4.68 x )						