



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Time 00:47:24
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Assessment Data					Primary Image																																																																																																																				
Account 660024884 Parcel ID 000000-00-0-00762-002-0008 Cadastral ID 29-21-16-05680 Property Type REAL - Real Property Property Class RRP VI Area 1 Tax Area 21 - CLAREMORE RURAL/VERD FIR Name ID 97444 COOPER, WILLIAM A 11526 E SOUTHERN HILLS RD CLAREMORE OK 74019-0000 Parcel Location Situs 11526 E SOUTHERN HILLS RD Subdivision SOUTHERN HILLS ESTS Lot/Block 0008 / 0002 Parcel Size .5 - 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 (232)\IMG_0026.JPG 7/19/2023</p>																																																																																																																				
Legal Description Lat/Long: 36.26983601 -95.62319031 LOT 8 LESS S 51' BLOCK 2 SOUTHERN HILLS EST.																																																																																																																									
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Lot Data	Square-Foot - NBHD 1121 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 1.933 Topography Street Access Utilities Amenities LAND QUALITY 0 1/2 LOT 0 Method Square-Foot Base Lot Value 84,203.00 x 1.52 = 127,763 Factor Value Adjustments 1.0000 Lot Value 127,763		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	50% Veneer, Stone 50% Frame, Siding, Vinyl
Base/Total Area	1,624 / 1,624
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,624
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	468 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1978 / 36

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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	220,958	136.06	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	2		
Indicated Value	248,120		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	96.50	Total Misc Impr	+	15,690			
Roofing Adj	+ 4.16	Garage Cost	+	13,048			
Subfloor Adj	+ -1.09	Total RCN	=	223,147			
Heat/Cool Adj	+ 11.47	Depreciation (45%)	-	100,416			
Plumbing Adj	+ 8.67	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	122,731			
Adj Base Cost	= 119.71	Lot Value	+	127,763			
Total Area	x 1,624	Indicated Value	=	250,494			
Adjusted Cost	= 194,409	Value Per SqFt		154.25			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	122,731		
Lot Value	127,763		
Indicated Value	250,494	154.25	Per SqFt
Agland Value			
Site Improvements	54,656		
Total Value	305,150	187.90	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
PRCH	SLAB PORCH - COVERED	61115	384		384	23.08		8,863
PRCH	SLAB PORCH - COVERED	61116	18x4		72	24.04		1,731



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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	1,624	1.000	1,624
2	G	1		13	Attached Garage	468	1.000	468
3	M	PRCH		13	SLBC	384	1.000	384
4	M	PRCH		13	SLBC	72	1.000	72
Total Building Area						1,624		1,624



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	40x40x0			1,600
	Qual 2	Cond	Year	2018	Eff Age	
	Valuation Summary Base Cost (29.84 x 1,600) 47,744		Modifier Total		RCN 47,744	Depr (0% Phys/ % Func)
	DTGF	DETACHED GARAGE FAIR	0x0x0			720
	Qual 2	Cond 3	Year		Eff Age	
	Valuation Summary Base Cost (16.00 x 720) 11,520		Modifier Total		RCN 11,520	Depr (40% Phys/ % Func) 4,608
	STF	STG FAIR	0x0x0			
	Qual 2	Cond	Year		Eff Age	
	Valuation Summary Base Cost (4.68 x)		Modifier Total		RCN	Depr (100% Phys/ % Func)
	CP	CARPORT DIRT	0x0x0			
	Qual	Cond	Year		Eff Age	
	Valuation Summary Base Cost (3.50 x)		Modifier Total		RCN	Depr (100% Phys/ % Func)
	GRNR	Greenhouse - Residential	0x0x0			
	Qual	Cond	Year		Eff Age	
	Valuation Summary Base Cost (3.78 x)		Modifier Total		RCN	Depr (100% Phys/ % Func)