



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																																																																																				
Account 660024935 Parcel ID 000000-00-0-00765-003-0011 Cadastral ID 29-21-16-06190 Property Type REAL - Real Property Property Class RRP VI Area 1 Tax Area 21 - CLAREMORE RURAL/VERD FIR Name ID 330797 VILLALPANDO, RAFAEL & IRENE CORONA 23705 S CEDAR ST CLAREMORE OK 74019-0000 Parcel Location Situs 23705 S CEDAR ST Subdivision SOUTHLAND ACRES Lot/Block 0011 / 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 (236)\IMG_0036.JPG 7/26/2023</p>																																																																																																																				
Legal Description Lot/Long: 36.26725746 -95.62358116 LOT 11 BLOCK 3 SOUTHLAND ACRES																																																																																																																									
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Lot Data		Square-Foot - NBHD 1121 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	0.4985		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
	1/2 LOT		0
Method	Square-Foot		
Base Lot Value	21,717.00 x 2.00 = 43,434		
Factor Value			
Adjustments	1.0000		
Lot Value	43,434		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
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	4 / 2.0 /
Basement Area	
Garage Type	624 Attached Garage - Unfinished
Remodel	RMA -
Year/Eff Age	1973 / 29

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adjusted R	0.8445
Indicated Value	172,522 109.75 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	4
Indicated Value	239,830 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	139,019
Lot Value	43,434
Indicated Value	182,453 116.06 Per SqFt
Agland Value	
Site Improvements	
Total Value	182,453 116.06 Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	105.87	Total Misc Impr	+ 11,448				
Roofing Adj	+ 4.47	Garage Cost	+ 16,336				
Subfloor Adj	+ -1.15	Total RCN	= 227,900				
Heat/Cool Adj	+ 11.47	Depreciation (39%)	- 88,881				
Plumbing Adj	+ 6.64	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 139,019				
Adj Base Cost	= 127.30	Lot Value	+ 43,434				
Total Area	x 1,572	Indicated Value	= 182,453				
Adjusted Cost	= 200,116	Value Per SqFt	116.06				

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	61277	24x6		144	23.78		3,424
EPSW	ENCLOSED PORCH - SOLID WALL	61278	16x8		128	62.69		8,024



Rogers

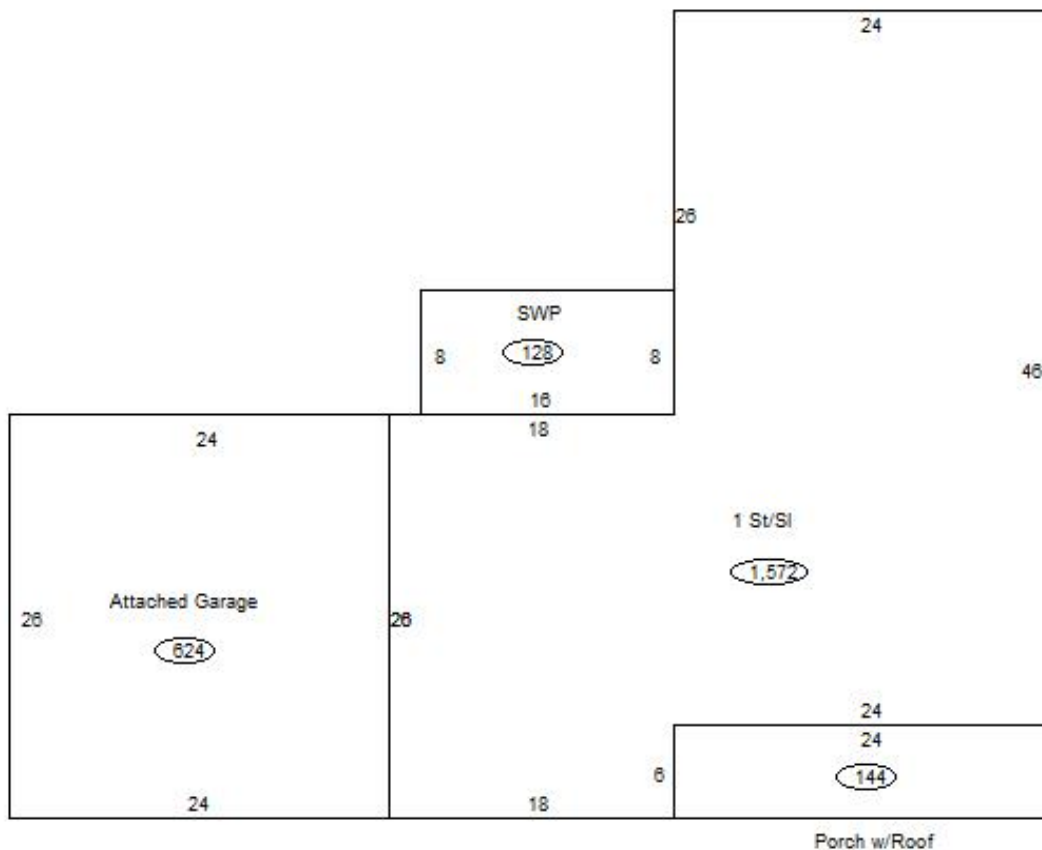
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Sketch Image

660024935



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,572	1.000	1,572
2	G	1		13	Attached Garage	624	1.000	624
3	M	PRCH		13	SLBC	144	1.000	144
4	M	EPSW		13	EPSW	128	1.000	128
Total Building Area						1,572		1,572



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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)					