



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 00:51:05
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Assessment Data					Primary Image																																																																																																																				
Account 660025868 Parcel ID 000000-00-0-00852-001-0009 Cadastral ID 30-21-16-09070 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 85 - CLRM SD-VERD TOWN/FIRE Name ID 286783 BAUER, JOHN E & ROSE E 23154 S CEDAR ST CLAREMORE OK 74017-0000 Parcel Location Situs 23154 S CEDAR ST Subdivision TWIN OAKS ESTATES III Lot/Block 0009 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 30 / 21 / 16 / 5 Neighborhood 1113 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS																																																																																																																									
Legal Description Lot/Long: 36.27654349 -95.63450639																																																																																																																									
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Lot Data	Square-Foot - NBHD 1113 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	0.4423	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	19,267.00 x 2.00 = 38,534	
Factor Value		
Adjustments	1.0000	
Lot Value	38,534	

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, Wood
Base/Total Area	1,852 / 1,852
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,852
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	552 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1978 / 36

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	187,796	101.40	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	175,600		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	101.02	Total Misc Impr	+	14,089			
Roofing Adj	+ 4.34	Garage Cost	+	14,821			
Subfloor Adj	+ -1.14	Total RCN	=	257,243			
Heat/Cool Adj	+ 11.47	Depreciation (45%)	-	115,759			
Plumbing Adj	+ 7.60	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	141,484			
Adj Base Cost	= 123.29	Lot Value	+	38,534			
Total Area	x 1,852	Indicated Value	=	180,018			
Adjusted Cost	= 228,333	Value Per SqFt		97.20			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	141,484		
Lot Value	38,534		
Indicated Value	180,018	97.20	Per SqFt
Agland Value			
Site Improvements			
Total Value	180,018	97.20	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
EPKS	ENCLOSED PORCH - KNEEWALL SCREEN	63222	8x6		48	26.66		1,280
EPKS	ENCLOSED PORCH - KNEEWALL SCREEN	63223	300		300	25.71		7,713



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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/Sl	1,852	1.000	1,852
2	G	1		13	Attached Garage	552	1.000	552
3	M	EPKS		13	Screen Porch	48	1.000	48
4	M	EPKS		13	Screen Porch	300	1.000	300
Total Building Area						1,852		1,852



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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)					