



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
Time 00:51:23  
Page 1

Assessment Data					Primary Image																																																																																																															
<b>Account</b> 660025881 <b>Parcel ID</b> 000000-00-0-00852-002-0011 <b>Cadastral ID</b> 30-21-16-10100 <b>Property Type</b> REAL - Real Property <b>Property Class</b> URP VI Area 1 <b>Tax Area</b> 85 - CLRM SD-VERD TOWN/FIRE <b>Name ID</b> 313263 PORTER, STEPHANIE  23257 S CEDAR ST CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 23257 S CEDAR ST <b>Subdivision</b> TWIN OAKS ESTATES III <b>Lot/Block</b> 0011 / 0002 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 30 / 21 / 16 / 5 <b>Neighborhood</b> 1113 - R-V01-SW CLAREMORE <b>School District</b> S001 - CLAREMORE SCHOOLS					<p>\\tsclient\T\TOMMY DUNLAP\New folder (150)\IMG_0043.JPG 2/27/2023</p>																																																																																																															
<b>Legal Description</b> Lot/Long: 36.27560600 -95.63384993 LOT 11 BLOCK 2 TWIN OAKS EST. 3																																																																																																																				
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Date 04/17/2026  
Time 00:51:24  
Page 2

Lot Data		Square-Foot - NBHD 1113 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	0.5587		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	24,336.00 x 2.00 = 48,672		
Factor Value			
Adjustments	1.0000		
Lot Value	48,672		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	75% Veneer, Masonry 25% Frame, Siding, Vinyl
Base/Total Area	1,580 / 2,348
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,580
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 2.5 /
Basement Area	
Garage Type	528 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	256,887	109.41	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	226,820 Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	90.70	Total Misc Impr	+ 12,716				
Roofing Adj	+ 3.24	Garage Cost	+ 16,627				
Subfloor Adj	+ -1.55	Total RCN	= 295,489				
Heat/Cool Adj	+ 12.64	Depreciation ( 100%)	- 295,489				
Plumbing Adj	+ 8.32	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	=				
Adj Base Cost	= 113.35	Lot Value	+ 48,672				
Total Area	x 2,348	Indicated Value	= 48,672				
Adjusted Cost	= 266,146	Value Per SqFt	20.73				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements			
Lot Value	48,672		
Indicated Value	48,672	20.73	Per SqFt
Agland Value			
Site Improvements	12,000		
Total Value	60,672	25.84	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	63282	18x6		108	26.59		2,872
PRCH	SLAB PORCH - COVERED	63283	16x10		160	26.43		4,229



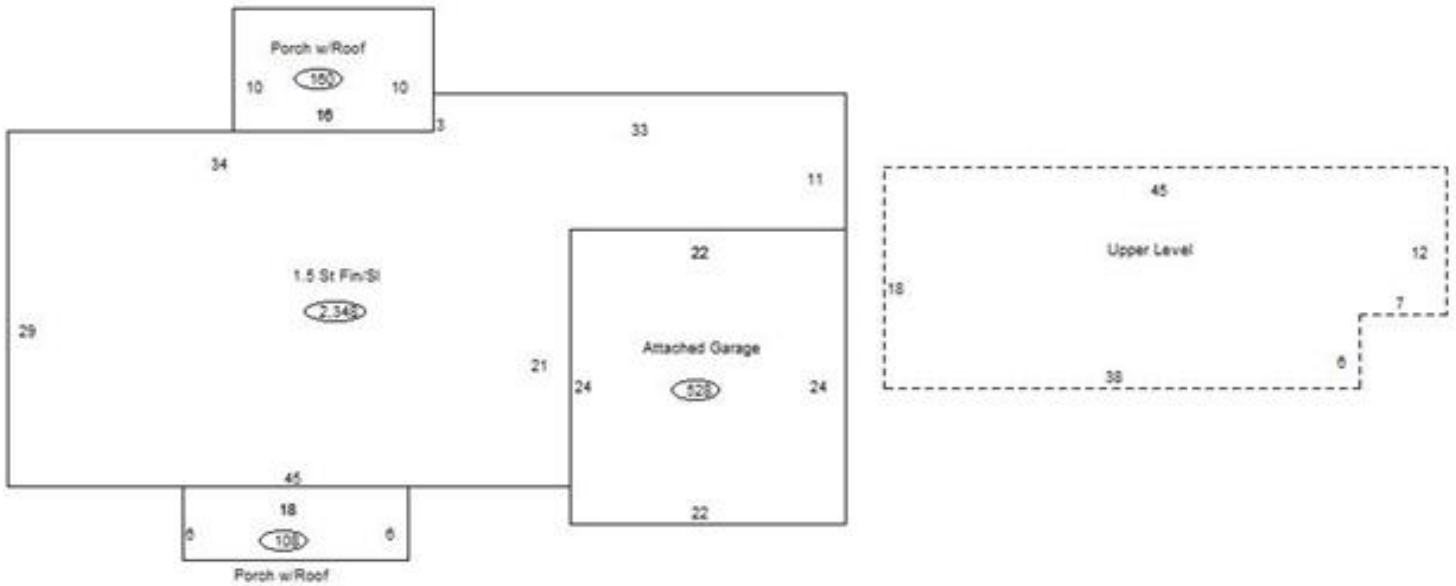
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Date 04/17/2026  
 Time 00:51:24  
 Page 3

Sketch Image

660025881



**Sketch Vector Information**

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/Sl	1,580	1.486	2,348
2	G	1		13	Attached Garage	528	1.000	528
3	M	PRCH		13	SLBC	108	1.000	108
4	M	PRCH		13	SLBC	160	1.000	160
5	U	^UL	Overhang	13	Upper Level	768	1.000	768
<b>Total Building Area</b>						<b>1,580</b>		<b>2,348</b>



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Time 00:51:24  
Page 4

660025881

### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SG	SWIM-GUNITE	0x0x0			1
	Qual	3	Cond 3	Year	Eff Age	
		<b>Valuation Summary</b>	<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (60% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (30,000.00 x 1)	30,000	30,000	18,000	12,000