



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Time 05:07:30
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Assessment Data					Primary Image																																																																																																																				
Account 660025905 Parcel ID 000000-00-0-00855-001-0018 Cadastral ID 30-21-16-10340 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 85 - CLRM SD-VERD TOWN/FIRE Name ID 333559 WILSON, CHARLES LEE & TAMMY LYN 10707 E SYCAMORE AVE CLAREMORE OK 74019-0000 Parcel Location Situs 10707 E SYCAMORE AVE Subdivision TWIN OAKS 4 Lot/Block 0018 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 30 / 21 / 16 / 5 Neighborhood 1113 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS					<p>\\tsclient\T\TOMMY DUNLAP\New folder (152)\IMG_0005.JPG 3/1/2023</p>																																																																																																																				
Legal Description Lot/Long: 36.27778412 -95.63687013 LOT 18 BLOCK 1 TWIN OAKS 4																																																																																																																									
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Lot Data	Square-Foot - NBHD 1113 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	0.486	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	21,171.00 x 2.00 = 42,342	
Factor Value		
Adjustments	1.0000	
Lot Value	42,342	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,100 / 3,583
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	5 Wood or Shake Shingle
Area on Slab	2,100
Fixture/RghIn	14 /
Bed/F/H Bath	5 / 2.5 /
Basement Area	
Garage Type	780 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1977 / 37

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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	424,107	118.37	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	3		
Indicated Value	310,410		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	95.12	Total Misc Impr	+	24,415			
Roofing Adj	+ 3.48	Garage Cost	+	29,024			
Subfloor Adj	+ -1.99	Total RCN	=	473,797			
Heat/Cool Adj	+ 14.47	Depreciation (44%)	-	208,471			
Plumbing Adj	+ 6.24	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	265,326			
Adj Base Cost	= 117.32	Lot Value	+	42,342			
Total Area	x 3,583	Indicated Value	=	307,668			
Adjusted Cost	= 420,358	Value Per SqFt		85.87			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	265,326		
Lot Value	42,342		
Indicated Value	307,668	85.87	Per SqFt
Agland Value			
Site Improvements	22,748		
Total Value	330,416	92.22	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	6,429.63		6,430
SUN	Sunroom	63382	13x11		143	28.50		4,076
PRCH	SLAB PORCH - COVERED	63383	300		300	28.47		8,541
PRCH	SLAB PORCH - COVERED	63385	31x6		186	28.86		5,368



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	GRDT	GARAGE - DETACHED	0x0x0			720
	Qual	3	Cond 3	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (35% Phys/ % Func)	RCNLD
	Base Cost (27.24 x 720)	19,613		19,613	6,865	12,748
	SV	SWIM VINYL	0x0x0			1
	Qual	3	Cond 3	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (60% Phys/ % Func)	RCNLD
	Base Cost (25,000.00 x 1)	25,000		25,000	15,000	10,000