



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 660027139 Parcel ID 000000-00-0-00600-001-0002 Cadastral ID 31-21-16-01420 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 85 - CLRM SD-VERD TOWN/FIRE Name ID 345115 MIRA, DANIELLE 24834 S PLAINVIEW AVE CLAREMORE OK 74019-0000 Parcel Location Situs 24834 S PLAINVIEW AVE Subdivision PLEASANT ACRES Lot/Block 0002 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 31 / 21 / 16 / 5 Neighborhood 1083 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS					<p>\\tsclient\T\TOMMY DUNLAP\New folder (120)\IMG_0005.JPG 12/9/2022</p>																																																																																																																				
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Lot Data		Square-Foot - NBHD 1083 #1
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	2.7762	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	0
		0
Method	Square-Foot	
Base Lot Value	120,931.00 x .69 = 83,967	
Factor Value		
Adjustments	1.9887	
Lot Value	166,989	



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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	1,483 / 1,483
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,483
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	462 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1973 / 40

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	153,252 103.34 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	
Indicated Value	

Value Reconciliation

Selected Approach	Cost Approach
Improvements	110,978
Lot Value	166,989
Indicated Value	277,967 187.44 Per SqFt
Agland Value	
Site Improvements	668
Total Value	278,635 187.89 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	107.21	Total Misc Impr	+ 9,048
Roofing Adj	+ 4.53	Garage Cost	+ 12,931
Subfloor Adj	+ -1.16	Total RCN	= 213,419
Heat/Cool Adj	+ 11.47	Depreciation (48%)	- 102,441
Plumbing Adj	+ 7.04	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 110,978
Adj Base Cost	= 129.09	Lot Value	+ 166,989
Total Area	x 1,483	Indicated Value	= 277,967
Adjusted Cost	= 191,440	Value Per SqFt	187.44

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	65341	4x4		16	24.22		388
PRCH	SLAB PORCH - COVERED	65342	15x10		150	23.76		3,564



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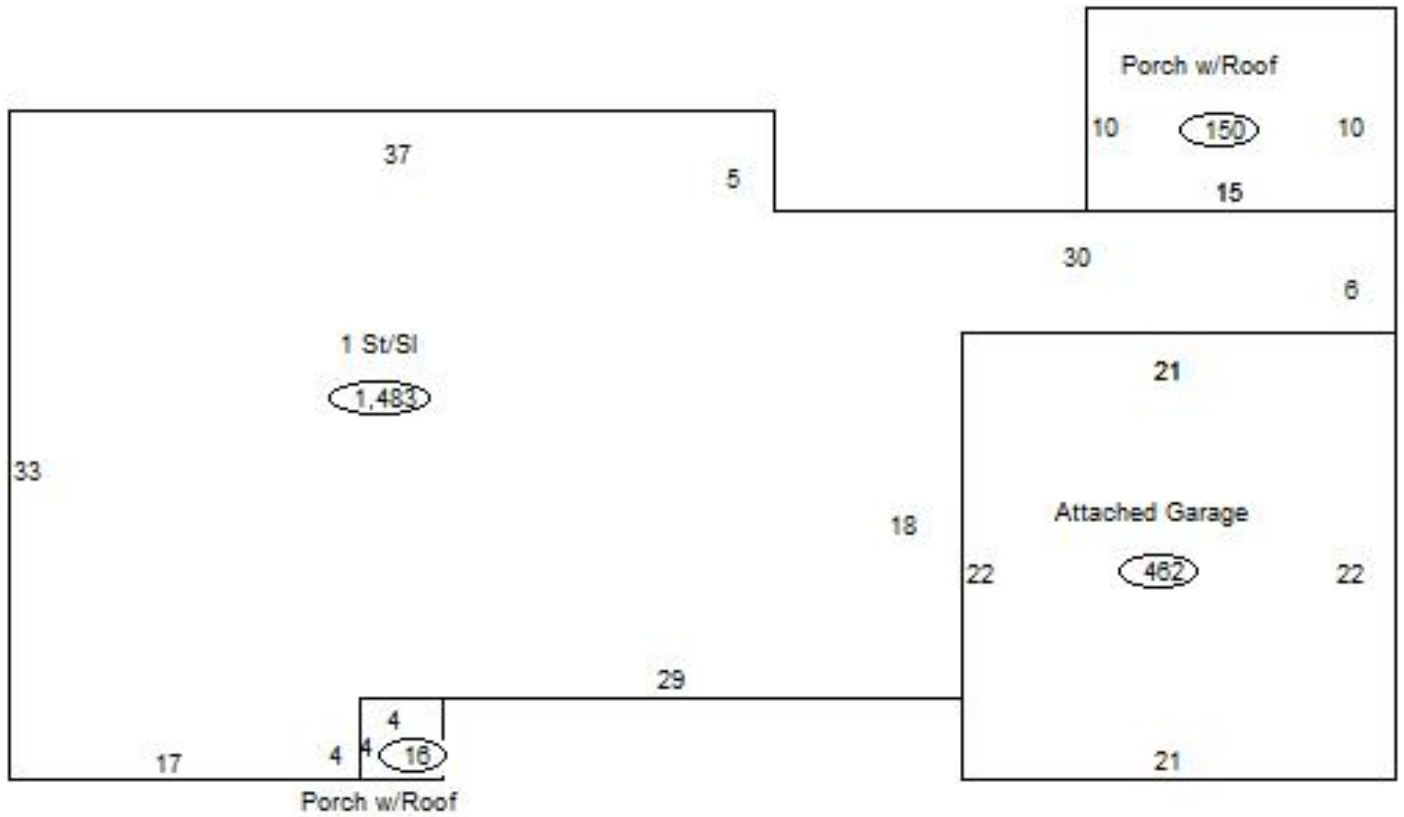
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Sketch Image

660027139



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,483	1.000	1,483
2	G	1		13	Attached Garage	462	1.000	462
3	M	PRCH		13	SLBC	16	1.000	16
4	M	PRCH		13	SLBC	150	1.000	150
Total Building Area						1,483		1,483



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	STF	STG FAIR	0x0x0			120	
	Qual	2	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total		RCN	Depr (45% Phys/ % Func)	RCNLD
	Base Cost (4.68 x 120)		562		562	253	309
	BARN	BARN	14x10x0			140	
	Qual	2	Cond 3	Year	Eff Age 1520		
	Valuation Summary		Modifier Total		RCN	Depr (75% Phys/ % Func)	RCNLD
	Base Cost (10.26 x 140)		1,436		1,436	1,077	359