



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
 Time 00:54:29  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660027144 <b>Parcel ID</b> 000000-00-0-00600-001-0007 <b>Cadastral ID</b> 31-21-16-01470 <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> 332560 YATES, BARRETT A & MEREDITH N TRUSTEES BMY TRUST 24775 S PLAINVIEW AVE CLAREMORE OK 74019-0000																																																																																																																									
<b>Parcel Location</b> <b>Situs</b> 24775 S PLAINVIEW AVE <b>Subdivision</b> PLEASANT ACRES <b>Lot/Block</b> 0007 / 0001 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 31 / 21 / 16 / 5 <b>Neighborhood</b> 1083 - R-V01-SW CLAREMORE <b>School District</b> S001 - CLAREMORE SCHOOLS																																																																																																																									
<b>Legal Description</b> Lat/Long: 36.25195547 -95.63925226 LOT 7 BLOCK 1 PLEASANT ACRES					<b>Building Permits</b> <table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td>R25 054</td> <td>NEW DTCH ACC BLDG 30X40</td> <td>10/2025</td> <td>02/2026</td> <td>38,722</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R25 054	NEW DTCH ACC BLDG 30X40	10/2025	02/2026	38,722																																																																																																						
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Lot Data		Square-Foot - NBHD 1083 #1	
Lot Size	3		
Lot Count			
Units Buildable	1		
Non-Ag Acres	2.8773		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	125,334.00 x .67 = 84,407		
Factor Value			
Adjustments	1.0000		
Lot Value	84,407		



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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	1,413 / 1,413
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,413
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	462 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1972 / 41

### GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

### Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	189,199 133.90 Per SqFt

### Direct Comparables

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

### Value Reconciliation

Selected Approach	Cost Approach
Improvements	105,163
Lot Value	84,407
Indicated Value	189,570 134.16 Per SqFt
Agland Value	
Site Improvements	41,790
Total Value	231,360 163.74 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	105.93	Total Misc Impr	+ 12,322
Roofing Adj	+ 4.49	Garage Cost	+ 12,931
Subfloor Adj	+ -1.21	Total RCN	= 206,202
Heat/Cool Adj	+ 11.47	Depreciation ( 49%)	- 101,039
Plumbing Adj	+ 7.38	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 105,163
Adj Base Cost	= 128.06	Lot Value	+ 84,407
Total Area	x 1,413	Indicated Value	= 189,570
Adjusted Cost	= 180,949	Value Per SqFt	134.16

### 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
SHLT	STORM SHELTER	0		1	2015	0.00		
PRCH	SLAB PORCH - COVERED	65364	21x5		105	23.94		2,514
PRCH	SLAB PORCH - COVERED	65365	20x10		200	23.56		4,712



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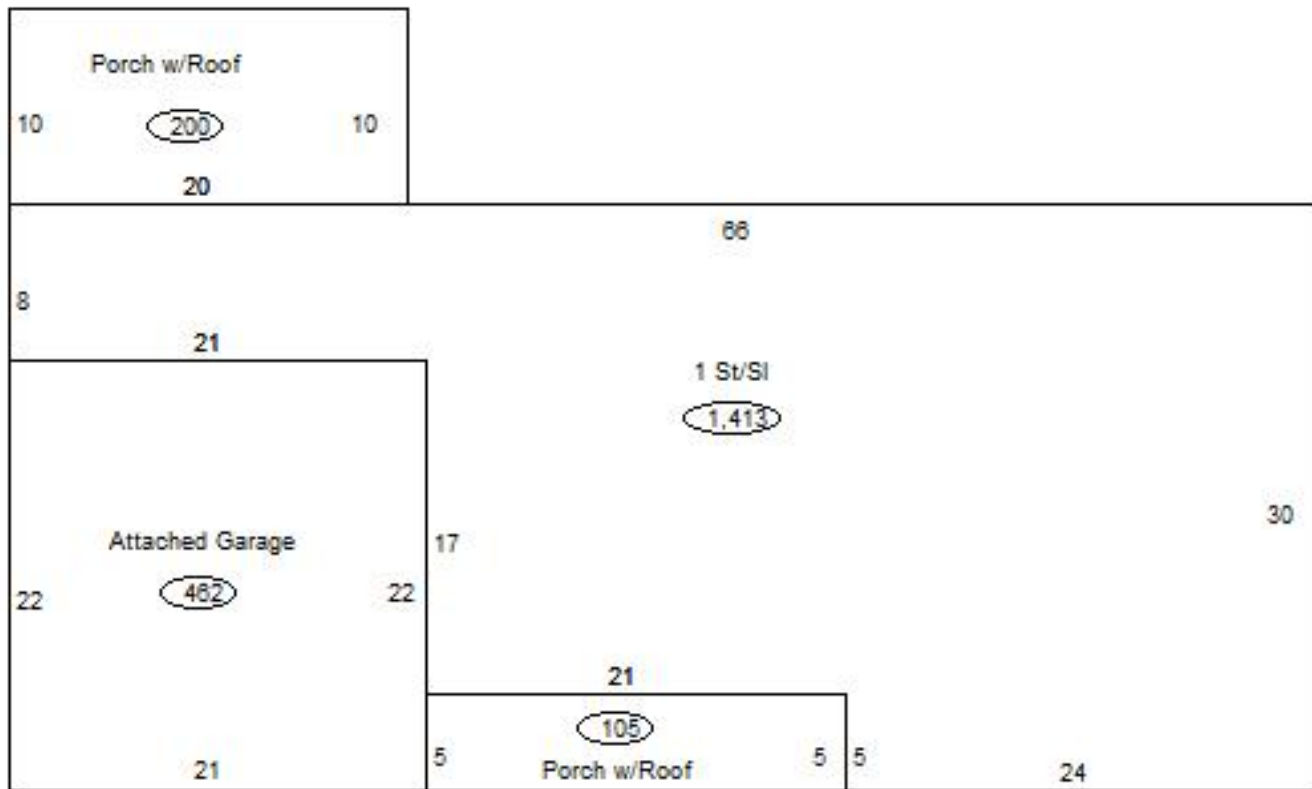
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### Sketch Image

660027144



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,413	1.000	1,413
2	G	1		13	Attached Garage	462	1.000	462
3	M	PRCH		13	SLBC	105	1.000	105
4	M	PRCH		13	SLBC	200	1.000	200
<b>Total Building Area</b>						1,413		1,413



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Utility Building	30x40x12	Concrete	Formed Metal	1,200
	Qual	3	Cond 3	Year 2026	Eff Age 0	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (0% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (31.23 x 1,200)		37,476		37,476	37,476
	LNT0	Lean To - Attached	10x30x12	Concrete	Formed Metal	300
	Qual	3	Cond 3	Year 2026	Eff Age 0	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (0% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (14.38 x 300)		4,314		4,314	4,314
	LF	LOAFING SHED	0x0x0			
	Qual		Cond	Year	Eff Age	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (4.26 x )					