



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 660027146 Parcel ID 000000-00-0-00600-001-0009 Cadastral ID 31-21-16-01490 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 85 - CLRM SD-VERD TOWN/FIRE Name ID 291209 COPELAND, TRACY DUANE & KIM 24825 S PLAINVIEW AVE CLAREMORE OK 74019-0000 Parcel Location Situs 24825 S PLAINVIEW AVE Subdivision PLEASANT ACRES Lot/Block 0009 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 31 / 21 / 16 / 5 Neighborhood 1083 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS																																																																																																																				
Legal Description Lat/Long: 36.25053772 -95.63929499 LOT 9 BLOCK 1 PLEASANT ACRES																																																																																																																				
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Lot Data	Square-Foot - NBHD 1083 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	2.7834	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	121,246.00 x .69 = 83,999	
Factor Value		
Adjustments	1.0000	
Lot Value	83,999	

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	1,479 / 1,479
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,479
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	441 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1973 / 40



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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	174,057	117.69	Per SqFt

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

Cost Approach				Manual : 01/2025			
Base Cost	102.70	Total Misc Impr	+	14,030			
Roofing Adj	+ 4.37	Garage Cost	+	12,507			
Subfloor Adj	+ -1.20	Total RCN	=	210,525			
Heat/Cool Adj	+ 11.47	Depreciation (48%)	-	101,052			
Plumbing Adj	+ 7.06	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	109,473			
Adj Base Cost	= 124.40	Lot Value	+	83,999			
Total Area	x 1,479	Indicated Value	=	193,472			
Adjusted Cost	= 183,988	Value Per SqFt		130.81			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	109,473		
Lot Value	83,999		
Indicated Value	193,472	130.81	Per SqFt
Agland Value			
Site Improvements	23,595		
Total Value	217,067	146.77	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
PRCH	SLAB PORCH - COVERED	65372	22x4		88	23.99		2,111
PRCH	SLAB PORCH - COVERED	65373	22x10		220	23.50		5,170
PATO	SLAB PORCH - OPEN	141481	16x10		160	10.33		1,653



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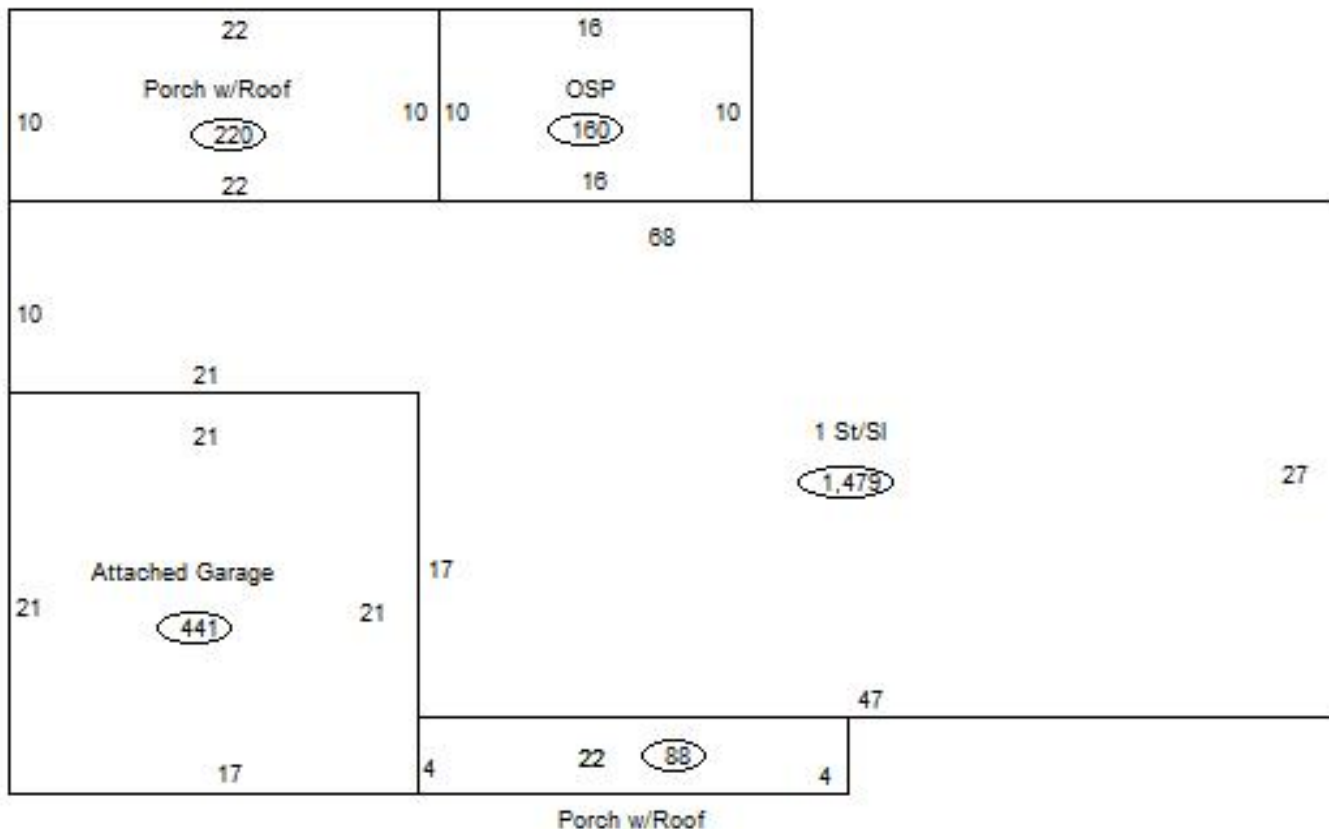
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Sketch Image

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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	1,479	1.000	1,479
2	G	1		13	Attached Garage	441	1.000	441
3	M	PRCH		13	SLBC	88	1.000	88
4	M	PRCH		13	SLBC	220	1.000	220
5	M	PATO		13	Open Slab	160	1.000	160
Total Building Area						1,479		1,479



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	0x0x0			1,200
	Qual 2	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (35% Phys/ % Func)	RCNLD
	Base Cost (30.25 x 1,200)	36,300		36,300	12,705	23,595
	BARN	BARN	0x0x0			260
	Qual 3	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (10.48 x 260)	2,725		2,725	2,725	