



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 23:02:27
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Assessment Data					Primary Image																																																																																																																				
Account 660027423 Parcel ID 000000-00-0-00540-003-0003 Cadastral ID 31-22-16-02140 Property Type REAL - Real Property Property Class RRP VI Area 1 Tax Area 10 - OOLOGAH RURAL/NW FIRE Name ID 259054 MCMANUS, DEVRA D 10055 E NORTHLEA ST CLAREMORE OK 74017-0000 Parcel Location Situs 10055 E NORTHLEA Subdivision NORTHAVEN Lot/Block 0003 / 0003 Parcel Size 1.191 - Lots Sec/Twn/Rng 31 / 22 / 16 / 5 Neighborhood 1114 - R-V01,4-NW OOLOGAH School District S004 - OOLOGAH SCHOOLS																																																																																																																									
Legal Description Lot/Long: 36.34132862 -95.64943323																																																																																																																									
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Lot Data	Square-Foot - NBHD 1114 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 1.2729 Topography Street Access Utilities Amenities LAND VALUE 0 0 Method Square-Foot Base Lot Value 55,447.00 x 1.34 = 74,451 Factor Value Adjustments 1.0000 Lot Value 74,451		 <p>\\tsclient\T\TOMMY DUNLAP\New folder (115)\IMG_0032.JPG 11/23/2022</p>

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	70% Veneer, Masonry 30% Frame, Siding, Wood
Base/Total Area	1,148 / 2,505
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,148
Fixture/RghIn	16 /
Bed/F/H Bath	4 / 2.5 /
Basement Area	
Garage Type	814 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1991 / 26

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adjusted R	0.8445
Indicated Value	295,039 117.78 Per SqFt

Direct Comparables

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

Value Reconciliation

Selected Approach	Cost Approach
Improvements	216,085
Lot Value	74,451
Indicated Value	290,536 115.98 Per SqFt
Agland Value	
Site Improvements	
Total Value	290,536 115.98 Total Value Per SqFt

Cost Approach Manual : 01/2025

Base Cost	90.99	Total Misc Impr	+ 8,479
Roofing Adj	+ 2.44	Garage Cost	+ 24,249
Subfloor Adj	+ -1.14	Total RCN	= 317,772
Heat/Cool Adj	+ 12.64	Depreciation (32%)	- 101,687
Plumbing Adj	+ 8.86	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 216,085
Adj Base Cost	= 113.79	Lot Value	+ 74,451
Total Area	x 2,505	Indicated Value	= 290,536
Adjusted Cost	= 285,044	Value Per SqFt	115.98

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	66392		92	92	26.64		2,451
PATO	SLAB PORCH - OPEN	66393		6x6	36	11.48		413



Rogers

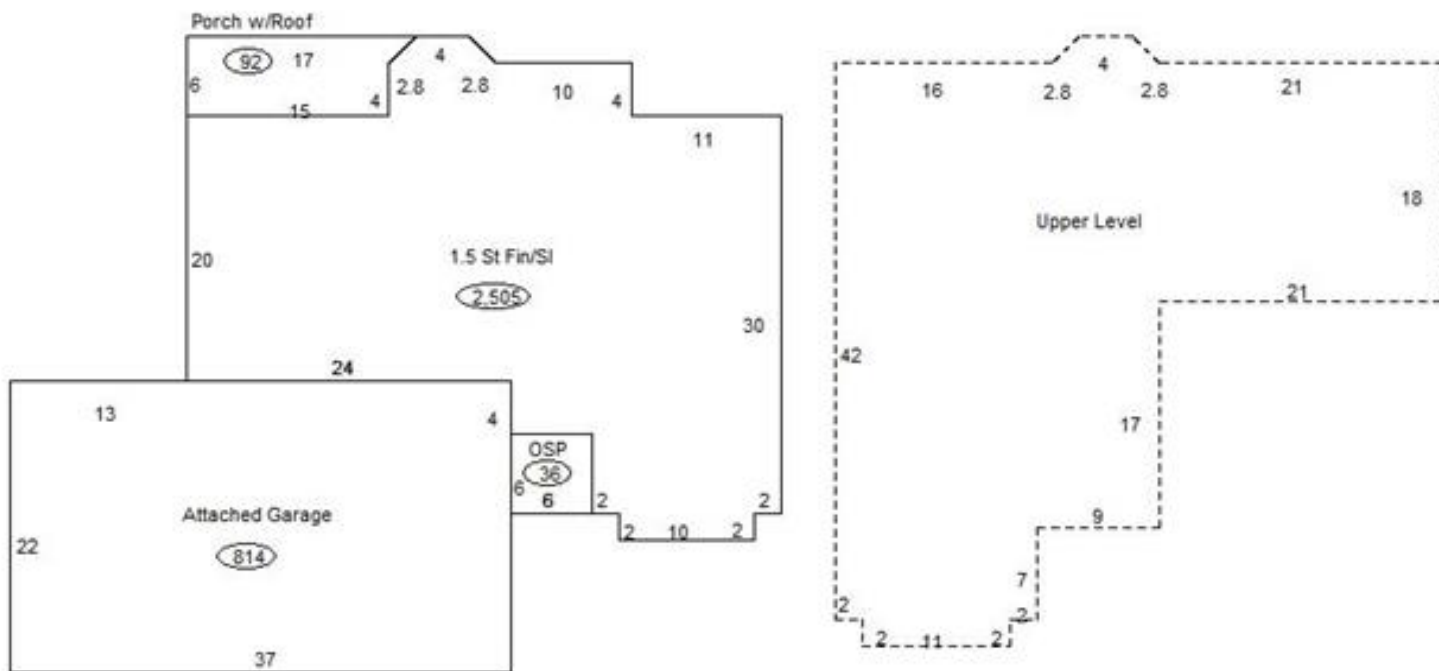
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Sketch Image

660027423



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/SI	1,148	2.182	2,505
2	G	1		13	Attached Garage	814	1.000	814
3	M	PRCH		13	SLBC	92	1.000	92
4	M	PATO		13	Open Slab	36	1.000	36
5	U	^UL	Overhang	13	Upper Level	1,357	1.000	1,357
Total Building Area						1,148		2,505