



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 00:55:43
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Assessment Data					Primary Image																																																																																																																				
Account 660027768 Parcel ID 21N16E-32-1-00000-000-0000 Cadastral ID 32-21-16-02300 Property Type REAL - Real Property Property Class RR VI Area 1 Tax Area 21 - CLAREMORE RURAL/VERD FIR Name ID 345107 LEWIS, CYNTHIA R & ROBERT F 11813 E TIMBERLAKE LN CLAREMORE OK 74019-0000 Parcel Location Situs 11813 E TIMBERCREEK LN Subdivision Lot/Block / Parcel Size 2.98 - Acres Sec/Twn/Rng 32 / 21 / 16 / 1 Neighborhood 2116 - UNPLATTED School District S001 - CLAREMORE SCHOOLS					<p>\\tsclient\T\TOMMY DUNLAP\VI Pictures\New folder (8)\IMG_0030 12/1/2022</p>																																																																																																																				
Legal Description Lat/Long: 36.25817022 -95.61774169 TR DESC AS COMM SE/C SW SE NE; N01.2944W 363.30' TO POB; N01 2944W 363.31'; S88.3715W 387.12'; S10.3749E 368.18'; N88.3626E 328 66' TO POB.																																																																																																																									
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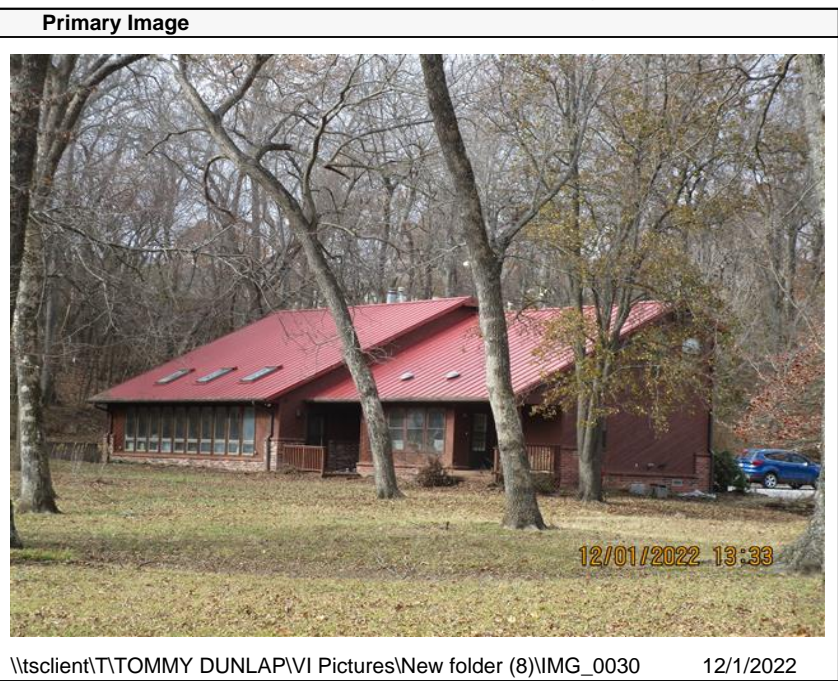
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Lot Data		Square-Foot - NBHD 2116 #1	
Lot Size	0	0	
Lot Count	0		
Units Buildable	1		
Non-Ag Acres	2.9691		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
			0
Method	Square-Foot		
Base Lot Value	129,334.00 x .51 = 65,942		
Factor Value			
Adjustments	1.0978		
Lot Value	72,391		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4 - Good
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	80% Frame, Siding, Wood 20% Veneer, Masonry
Base/Total Area	2,398 / 3,582
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	0
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 2.5 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1981 / 34

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	394,154 110.04 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	NewTest
Comparables	
Indicated Value	

Value Reconciliation

Selected Approach	Cost Approach
Improvements	259,515
Lot Value	72,391
Indicated Value	331,906 92.66 Per SqFt
Agland Value	
Site Improvements	14,882
Total Value	346,788 96.81 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	94.71	Total Misc Impr	+ 3,566
Roofing Adj	+ 4.62	Garage Cost	+
Subfloor Adj	+ 0.00	Total RCN	= 442,970
Heat/Cool Adj	+ 16.31	Depreciation (42%)	- 186,047
Plumbing Adj	+ 7.03	Lump Sums	+ 2,592
Basement Adj	+ 0.00	RCNLD	= 259,515
Adj Base Cost	= 122.67	Lot Value	+ 72,391
Total Area	x 3,582	Indicated Value	= 331,906
Adjusted Cost	= 439,404	Value Per SqFt	92.66

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WODO	WOOD DECK - OPEN	67090	179		179	28.96	50%	2,592
PRCH	SLAB PORCH - COVERED	67092	8x6		48	33.04		1,586
PRCH	SLAB PORCH - COVERED	67093	10x6		60	33.00		1,980



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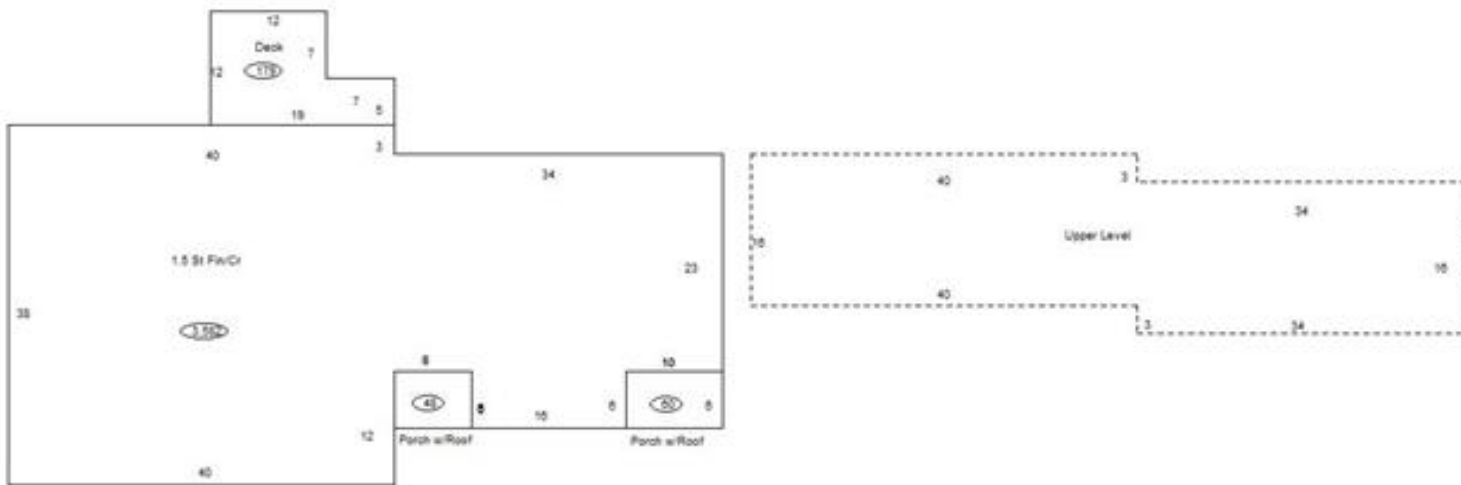
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Crawl	13	1.5 St Fin/Cr	2,398	1.494	3,582
2	M	WODO		13	WODO	179	1.000	179
3	U	^UL	Overhang	13	Upper Level	1,184	1.000	1,184
4	M	PRCH		13	SLBC	48	1.000	48
5	M	PRCH		13	SLBC	60	1.000	60
Total Building Area						2,398		3,582



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	LT	LEAN-TO	0x0x0			840	
	Qual	3	Cond 3	Year	2011	Eff Age	
	Valuation Summary		Modifier Total		RCN	Depr (5% Phys/ % Func)	RCNLD
	Base Cost (2.92 x 840)		2,453		2,453	123	2,330
	GRDT	GARAGE - DETACHED	0x0x0			768	
	Qual	3	Cond 3	Year		Eff Age	
	Valuation Summary		Modifier Total		RCN	Depr (40% Phys/ % Func)	RCNLD
	Base Cost (27.24 x 768)		20,920		20,920	8,368	12,552
	STF	STG FAIR	0x0x0				
	Qual	2	Cond	Year		Eff Age	
	Valuation Summary		Modifier Total		RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (4.68 x)						