



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
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Assessment Data					Primary Image																																																																																																																				
Account 660028060 Parcel ID 000000-00-0-70010-001-0006 Cadastral ID 32-23-17-06430 Property Type REAL - Real Property Property Class URP VI Area 2 Tax Area 33 - FOYIL OT/FOYIL FIRE Name ID 330902 GOURD, TYLER L 12052 S MAPLE AVE CLAREMORE OK 74017-0000 Parcel Location Situs 12052 S MAPLE AVE Subdivision FOYIL O T Lot/Block 0006 / 0001 Parcel Size 4 - Lots Sec/Twn/Rng 32 / 23 / 17 / 5 Neighborhood 1207 - R-V02-NE FOYIL School District S007 - FOYIL SCHOOLS					<p>660028060_003.JPG 2/23/2025</p>																																																																																																																				
Legal Description Lat/Long: 36.43699329 -95.51693866 LOTS 3,4,5 & 6 BLOCK 1 FOYIL O T																																																																																																																									
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Lot Data	Square-Foot - NBHD 1207 #1	Primary Image
Lot Size Lot Count Units Buildable 11412 Non-Ag Acres 0.8996 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 39,184.00 x .45 = 17,633 Factor Value Adjustments 1.0000 Lot Value 17,633		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	50% Veneer, Masonry 50% Frame, Siding, Vinyl
Base/Total Area	2,106 / 2,106
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	7 /
Bed/F/H Bath	3 / 1.0 / 1.0
Basement Area	
Garage Type	360 Attached Garage - Finished
Remodel	
Year/Eff Age	1965 / 46

660028060	11/08/24
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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	178,163	84.60	Per SqFt

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

Cost Approach				Manual : 01/2025			
Base Cost	90.57	Total Misc Impr	+	4,419			
Roofing Adj	+ 4.01	Garage Cost	+	13,540			
Subfloor Adj	+ 1.06	Total RCN	=	252,757			
Heat/Cool Adj	+ 11.47	Depreciation (53%)	-	133,961			
Plumbing Adj	+ 4.38	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	118,796			
Adj Base Cost	= 111.49	Lot Value	+	17,633			
Total Area	x 2,106	Indicated Value	=	136,429			
Adjusted Cost	= 234,798	Value Per SqFt		64.78			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	118,796		
Lot Value	17,633		
Indicated Value	136,429	64.78	Per SqFt
Agland Value			
Site Improvements	3,303		
Total Value	139,732	66.35	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	67673	22x4		88	23.99		2,111
PATO	SLAB PORCH - OPEN	67674	18x14		252	9.16		2,308



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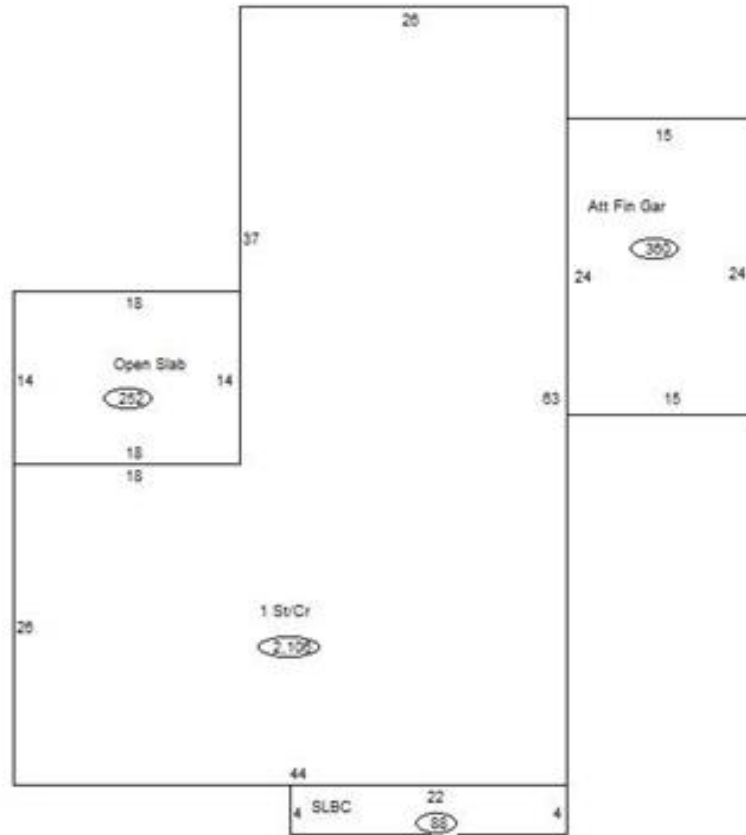
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Sketch Image

660028060



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	2,106	1.000	2,106
2	M	PRCH		13	SLBC	88	1.000	88
3	M	PATO		13	Open Slab	252	1.000	252
4	G	5		13	Att Fin Gar	360	1.000	360
Total Building Area						2,106		2,106



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	10x20x8	Plank	Formed Metal	200
	Qual	2	Cond 2	Year 1990	Eff Age 36	
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (19.52 x 200)		3,904	3,904	3,904	
	GRDT	Garage - Detached	20x30x8	Concrete	Formed Metal	600
	Qual	2	Cond 3	Year 1965	Eff Age 46	
	Valuation Summary		Modifier Total	RCN	Depr (69% Phys/ % Func)	RCNLD
	Base Cost (17.76 x 600)		10,656	10,656	7,353	3,303