



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 08:21:23
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660028085 Parcel ID 000000-00-0-70010-010-0002 Cadastral ID 32-23-17-06730 Property Type REAL - Real Property Property Class URP VI Area 2 Tax Area 33 - FOYIL OT/FOYIL FIRE Name ID 344024 YORK, KIMBERLY YVONNE 12102 S MAPLE AVE CLAREMORE OK 74017-0000 Parcel Location Situs 12102 S MAPLE AVE Subdivision FOYIL O T Lot/Block 0002 / 0010 Parcel Size 2 - Lots Sec/Twn/Rng 32 / 23 / 17 / 5 Neighborhood 1207 - R-V02-NE FOYIL School District S007 - FOYIL SCHOOLS					<p>\\tsclient\C\Users\Randy Necessary\Pictures\2020-11-06\IMG_005! 11/23/2020</p>																																																																																																																				
Legal Description Lat/Long: 36.43606495 -95.51694104																																																																																																																									
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Lot Data	Square-Foot - NBHD 1207 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable		
Non-Ag Acres	0	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	18,000.00 x .45 = 8,100	
Factor Value		
Adjustments	1.0000	
Lot Value	8,100	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,144 / 1,144
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,144
Fixture/RghIn	4 /
Bed/F/H Bath	3 / 1.0 /
Basement Area	
Garage Type	440 Attached Garage - Finished
Remodel	
Year/Eff Age	1985 / 31



\\tsclient\C\Users\Randy Necessary\Pictures\2020-11-06\IMG_005! 11/23/2020

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	141,116	123.35	Per SqFt

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

Cost Approach				Manual : 01/2025			
Base Cost	107.32	Total Misc Impr	+	7,998			
Roofing Adj	+ 4.54	Garage Cost	+	15,646			
Subfloor Adj	+ -1.19	Total RCN	=	168,955			
Heat/Cool Adj	+ 11.47	Depreciation (41%)	-	69,272			
Plumbing Adj	+ 4.88	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	99,683			
Adj Base Cost	= 127.02	Lot Value	+	8,100			
Total Area	x 1,144	Indicated Value	=	107,783			
Adjusted Cost	= 145,311	Value Per SqFt		94.22			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	99,683		
Lot Value	8,100		
Indicated Value	107,783	94.22	Per SqFt
Agland Value			
Site Improvements			
Total Value	107,783	94.22	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	67707	20x10		200	23.56		4,712
PRCH	SLAB PORCH - COVERED	67708	23x6		138	23.81		3,286



Rogers

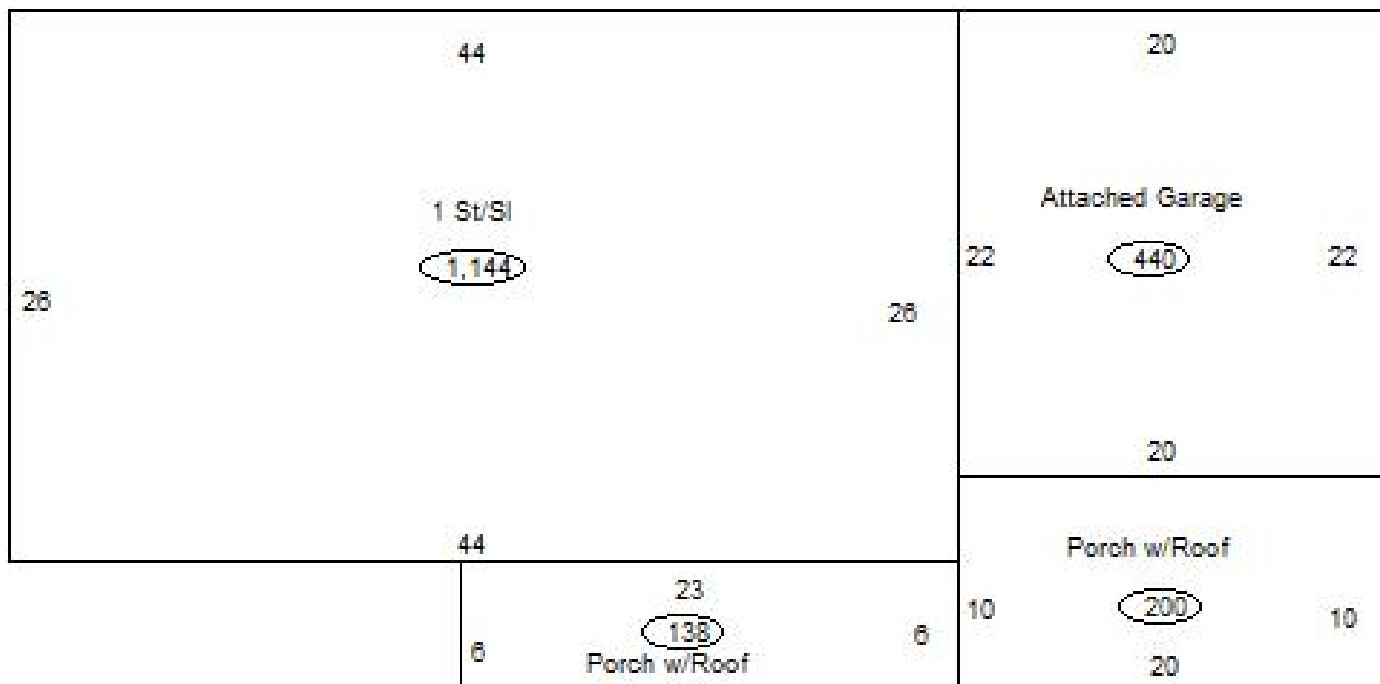
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Sketch Image

660028085



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,144	1.000	1,144
2	G	1		13	Attached Garage	440	1.000	440
3	M	PRCH		13	SLBC	200	1.000	200
4	M	PRCH		13	SLBC	138	1.000	138
Total Building Area						1,144		1,144