



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 22:51:59
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Assessment Data					Primary Image																																																																																																																				
Account 660028359 Parcel ID 000000-00-0-00141-003-0006 Cadastral ID 33-21-15-04060 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 4 - VERDIGRIS/VERD FIRE Name ID 322845 TOLLETTE, STACEY & ERIC 24752 S CEDAR LN CLAREMORE OK 74019-0000 Parcel Location Situs 24752 S CEDAR DR Subdivision CEDAR LANE Lot/Block 0006 / 0003 Parcel Size 1 - Lots Sec/Twn/Rng 33 / 21 / 15 / 5 Neighborhood 1122 - R-V04-SE VERDIGRIS School District S008 - VERDIGRIS SCHOOLS																																																																																																																									
Legal Description Lot/Long: 36.25463476 -95.71492587 LOT 6 BLOCK 3 CEDAR LANE																																																																																																																									
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Lot Data		Square-Foot - NBHD 1122 #1	
Lot Size			
Lot Count	1		
Units Buildable	1		
Non-Ag Acres	0.9242		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	40,260.00 x 1.70 = 68,442		
Factor Value			
Adjustments	1.0000		
Lot Value	68,442		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	90% Veneer, Masonry 10% Frame, Siding, Wood
Base/Total Area	1,857 / 1,857
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,857
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	611 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1979 / 35

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	194,310	104.64	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	3		
Indicated Value	313,390		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	101.45	Total Misc Impr	+ 10,843				
Roofing Adj	+ 4.33	Garage Cost	+ 16,039				
Subfloor Adj	+ -1.14	Total RCN	= 256,574				
Heat/Cool Adj	+ 11.47	Depreciation (44%)	- 112,893				
Plumbing Adj	+ 7.58	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 143,681				
Adj Base Cost	= 123.69	Lot Value	+ 68,442				
Total Area	x 1,857	Indicated Value	= 212,123				
Adjusted Cost	= 229,692	Value Per SqFt	114.23				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	143,681		
Lot Value	68,442		
Indicated Value	212,123	114.23	Per SqFt
Agland Value			
Site Improvements			
Total Value	212,123	114.23	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	68319	23x7		161	23.71		3,817
PATO	SLAB PORCH - OPEN	68320	16x12		192	10.05		1,930



Rogers

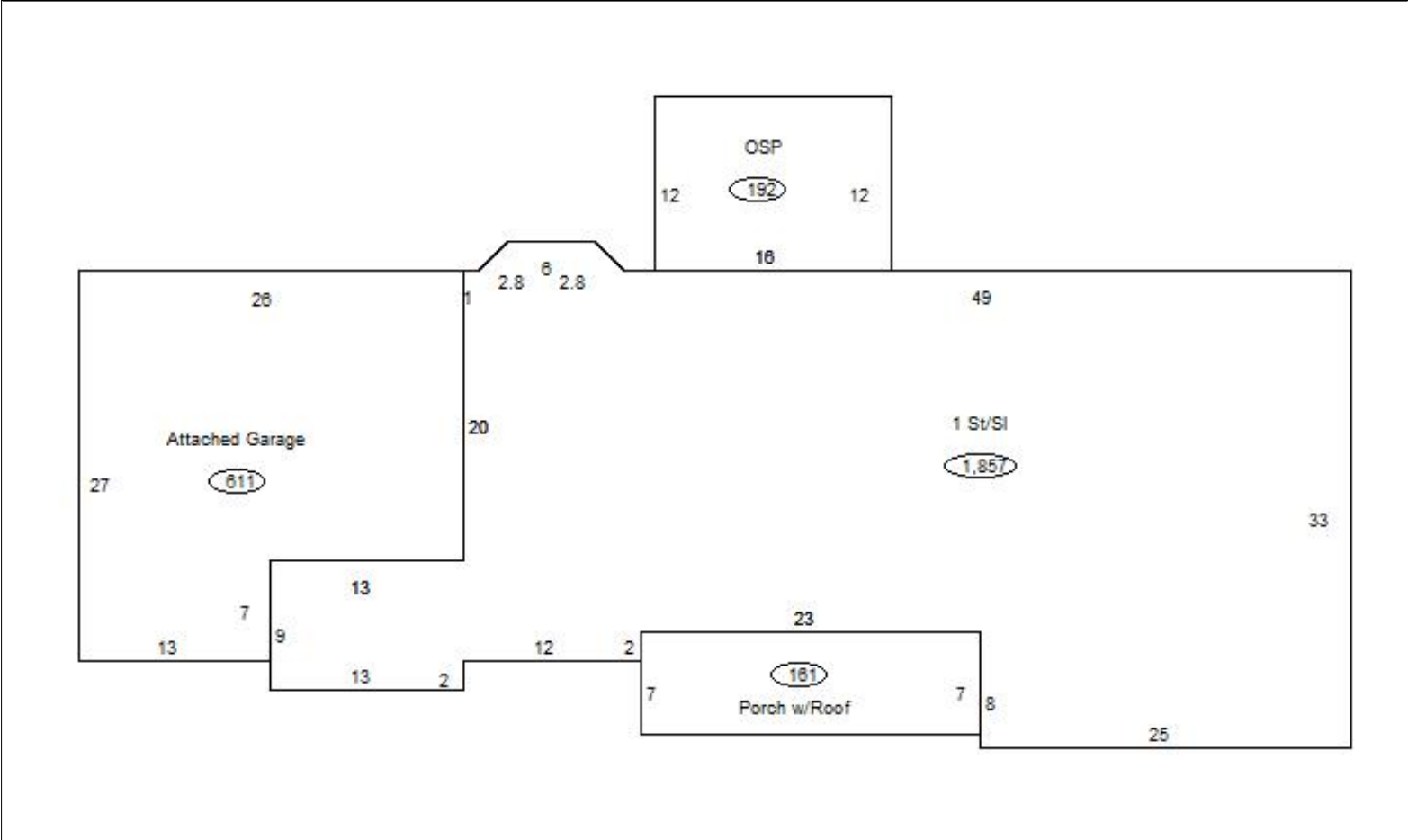
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Sketch Image

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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/SI	1,857	1.000	1,857
2	G	1		13	Attached Garage	611	1.000	611
3	M	PRCH		13	SLBC	161	1.000	161
4	M	PATO		13	Open Slab	192	1.000	192
Total Building Area						1,857		1,857



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	0x0x0			
	Qual	Cond	Year	Eff Age		
Valuation Summary			Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
		Base Cost (4.68 x)				