




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 08:43:07
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Assessment Data					Primary Image																																																																																																																				
Account 660053852 Parcel ID 000000-00-0-00765-002-0002 Cadastral ID 29-21-16-05905 Property Type REAL - Real Property Property Class RRP VI Area 1 Tax Area 21 - CLAREMORE RURAL/VERD FIR Name ID 292473 BUDDE, MICHAEL DREW & APRIL GAY 11745 E OAK ST CLAREMORE OK 74019-0000 Parcel Location Situs 11745 E OAK ST Subdivision SOUTHLAND ACRES Lot/Block 0002 / 0002 Parcel Size 1 - Lots Sec/Twn/Rng 29 / 21 / 16 / 5 Neighborhood 1121 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS					 <p>\\tsclient\A\TOMMY DUNLAP\New folder (237)\IMG_0024.JPG 7/27/2023</p>																																																																																																																				
Legal Description Lot/Long: 36.26581606 -95.61924185 LOT 3 BLOCK 2 SOUTHLAND ACRES																																																																																																																									
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Lot Data		Square-Foot - NBHD 1121 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	0.7713		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
	1/2 LOT		0
Method	Square-Foot		
Base Lot Value	33,597.00 x 2.00 = 67,194		
Factor Value			
Adjustments	1.0000		
Lot Value	67,194		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	20% Veneer, Masonry 80% Frame, Siding, Vinyl
Base/Total Area	1,530 / 1,530
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,530
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	441 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1997 / 22

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	159,223	104.07	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	4		
Indicated Value	228,780		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	91.30	Total Misc Impr	+	21,105			
Roofing Adj	+ 4.03	Garage Cost	+	10,628			
Subfloor Adj	+ 0.00	Total RCN	=	205,985			
Heat/Cool Adj	+ 10.30	Depreciation (31%)	-	63,855			
Plumbing Adj	+ 8.26	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	142,130			
Adj Base Cost	= 113.89	Lot Value	+	67,194			
Total Area	x 1,530	Indicated Value	=	209,324			
Adjusted Cost	= 174,252	Value Per SqFt		136.81			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	142,130		
Lot Value	67,194		
Indicated Value	209,324	136.81	Per SqFt
Agland Value			
Site Improvements			
Total Value	209,324	136.81	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	4,576.55		4,577
PRCH	SLAB PORCH - COVERED	78135		131	131	20.88		2,735
EPSW	ENCLOSED PORCH - SOLID WALL	78136		256	256	53.88		13,793



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF Qual	STG FAIR Cond	0x0x0 Year		Eff Age	
		Valuation Summary	Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
		Base Cost (4.68 x)				
	STF Qual	STG FAIR 2 Cond	0x0x0 Year		Eff Age	
		Valuation Summary	Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
		Base Cost (4.68 x)				
	CP Qual	CARPORT DIRT Cond	0x0x0 Year		Eff Age	
		Valuation Summary	Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
		Base Cost (3.50 x)				