




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 07:51:26
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Assessment Data					Primary Image																																																																																																																				
Account 660068678 Parcel ID 000000-00-0-10201-003-0002 Cadastral ID 20-21-16-05720 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 295366 CARLE, SHIRLEY A TRUSTEE 7506 E 560 RD CLAREMORE OK 74017-0000 Parcel Location Situs 02408 PHEASANT DR Subdivision HUNTERS TRAIL II Lot/Block 0002 / 0003 Parcel Size 1 - Lots Sec/Twn/Rng 20 / 21 / 16 / 5 Neighborhood 1166 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS					 <p>\\tsclient\Y\TOM\JOCHIMS.jpg 10/13/2023</p>																																																																																																																				
Legal Description Lot/Long: 36.28222420 -95.62740646 LOT 2 BLOCK 3 HUNTER'S TRAIL II																																																																																																																									
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Lot Data		Square-Foot - NBHD 1166 #1	
Lot Size			
Lot Count			
Units Buildable	700		
Non-Ag Acres	0.2506		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	10,916.00 x 4.50 = 49,121		
Factor Value			
Adjustments	1.0000		
Lot Value	49,121		



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10/13/2023

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,597 / 1,597
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,597
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	484 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2007 / 14

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	218,759	136.98	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	213,130		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	112.47	Total Misc Impr	+ 3,360				
Roofing Adj	+ 4.91	Garage Cost	+ 15,527				
Subfloor Adj	+ -2.31	Total RCN	= 238,347				
Heat/Cool Adj	+ 12.64	Depreciation (14%)	- 33,369				
Plumbing Adj	+ 9.71	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 204,978				
Adj Base Cost	= 137.42	Lot Value	+ 49,121				
Total Area	x 1,597	Indicated Value	= 254,099				
Adjusted Cost	= 219,460	Value Per SqFt	159.11				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	204,978		
Lot Value	49,121		
Indicated Value	254,099	159.11	Per SqFt
Agland Value			
Site Improvements			
Total Value	254,099	159.11	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	83431	5x4		20	26.87		537
PRCH	SLAB PORCH - COVERED	83432	67		67	26.72		1,790
PATO	SLAB PORCH - OPEN	83433	15x6		90	11.48		1,033



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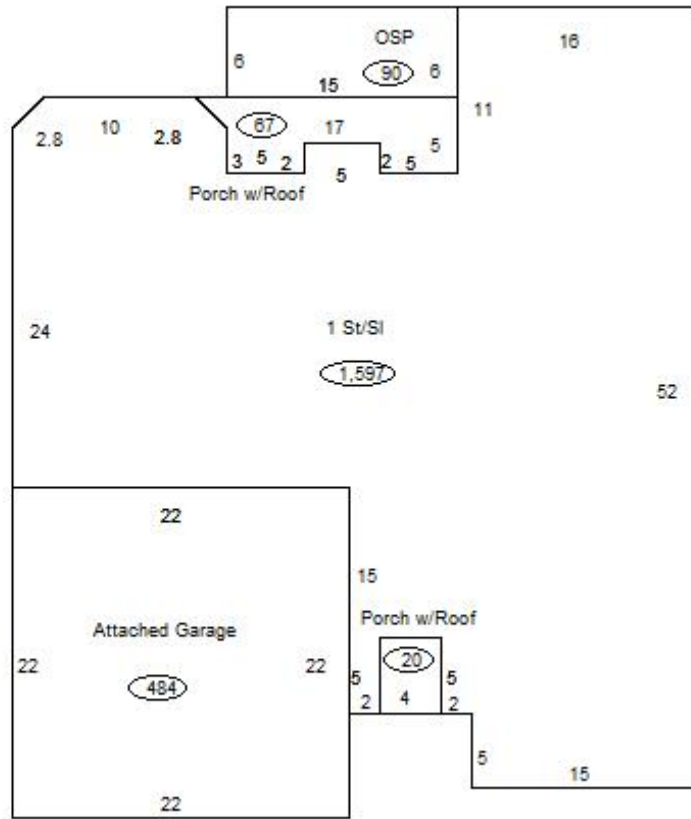
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Sketch Image

660068678



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,597	1.000	1,597
2	G	1		13	Attached Garage	484	1.000	484
3	M	PRCH		13	SLBC	20	1.000	20
4	M	PRCH		13	SLBC	67	1.000	67
5	M	PATO		13	Open Slab	90	1.000	90
Total Building Area						1,597		1,597