



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
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Assessment Data					Primary Image																																																																																																																				
Account 660073771 Parcel ID 21N16E-18-3-00000-000-0000 Cadastral ID 18-21-16-03322 Property Type REAL - Real Property Property Class UR VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 340271 PATTERSON, JAMES & AMANDA 1408 SOUTHAVEN RD CLAREMORE OK 74019-0000 Parcel Location Situs 01408 SOUTHAVEN RD Subdivision Lot/Block / Parcel Size 1.56 - Acres Sec/Twn/Rng 18 / 21 / 16 / 3 Neighborhood 2116 - UNPLATTED School District S001 - CLAREMORE SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.29387715 -95.64917958 N 300', S 508.71', E 227' W 607.8' S2 LOT 4																																																																																																																									
Exemptions <table border="1"> <thead> <tr> <th>Code</th> <th>Type</th> <th>Active</th> <th>Maximum</th> <th>Exemption</th> </tr> </thead> <tbody> <tr> <td>H</td> <td>Homestead</td> <td>Yes</td> <td>1,000</td> <td>1,000</td> </tr> </tbody> </table>					Code	Type	Active	Maximum	Exemption	H	Homestead	Yes	1,000	1,000	Building Permits <table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td>R14</td> <td>R14-POSS NEW POLE BARN GOING U</td> <td>03/2013</td> <td>07/2013</td> <td></td> </tr> <tr> <td>3729</td> <td>R8-NEW 600 SQ FT OUTBLSD OR ADC</td> <td>11/2006</td> <td>08/2007</td> <td></td> </tr> <tr> <td>R-4</td> <td>R4 FOR HOME</td> <td>10/2002</td> <td>02/2004</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R14	R14-POSS NEW POLE BARN GOING U	03/2013	07/2013		3729	R8-NEW 600 SQ FT OUTBLSD OR ADC	11/2006	08/2007		R-4	R4 FOR HOME	10/2002	02/2004																																																																																			
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Lot Data	Square-Foot - NBHD 2116 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1.56	
Non-Ag Acres	1.6343	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	71,192.00 x .71 = 50,491	
Factor Value		
Adjustments	3.5429	
Lot Value	178,884	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Frame, Siding, Metal
Base/Total Area	1,747 / 2,047
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	1,747
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	1,538 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2004 / 17



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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	525,383	256.66	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	NewTest
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025			
Base Cost	89.96	Total Misc Impr	+	35,396			
Roofing Adj	+ 4.72	Garage Cost	+	45,817			
Subfloor Adj	+ -2.02	Total RCN	=	312,278			
Heat/Cool Adj	+ 12.64	Depreciation (19%)	-	59,333			
Plumbing Adj	+ 7.58	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	252,945			
Adj Base Cost	= 112.88	Lot Value	+	178,884			
Total Area	x 2,047	Indicated Value	=	431,829			
Adjusted Cost	= 231,065	Value Per SqFt		210.96			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	252,945		
Lot Value	178,884		
Indicated Value	431,829	210.96	Per SqFt
Agland Value			
Site Improvements	183,572		
Total Value	615,401	300.64	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	87215	474		474	25.44		12,059
EPSW	ENCLOSED PORCH - SOLID WALL	87217	168		168	69.42		11,663
PRCH	SLAB PORCH - COVERED	87219	458		458	25.49		11,674



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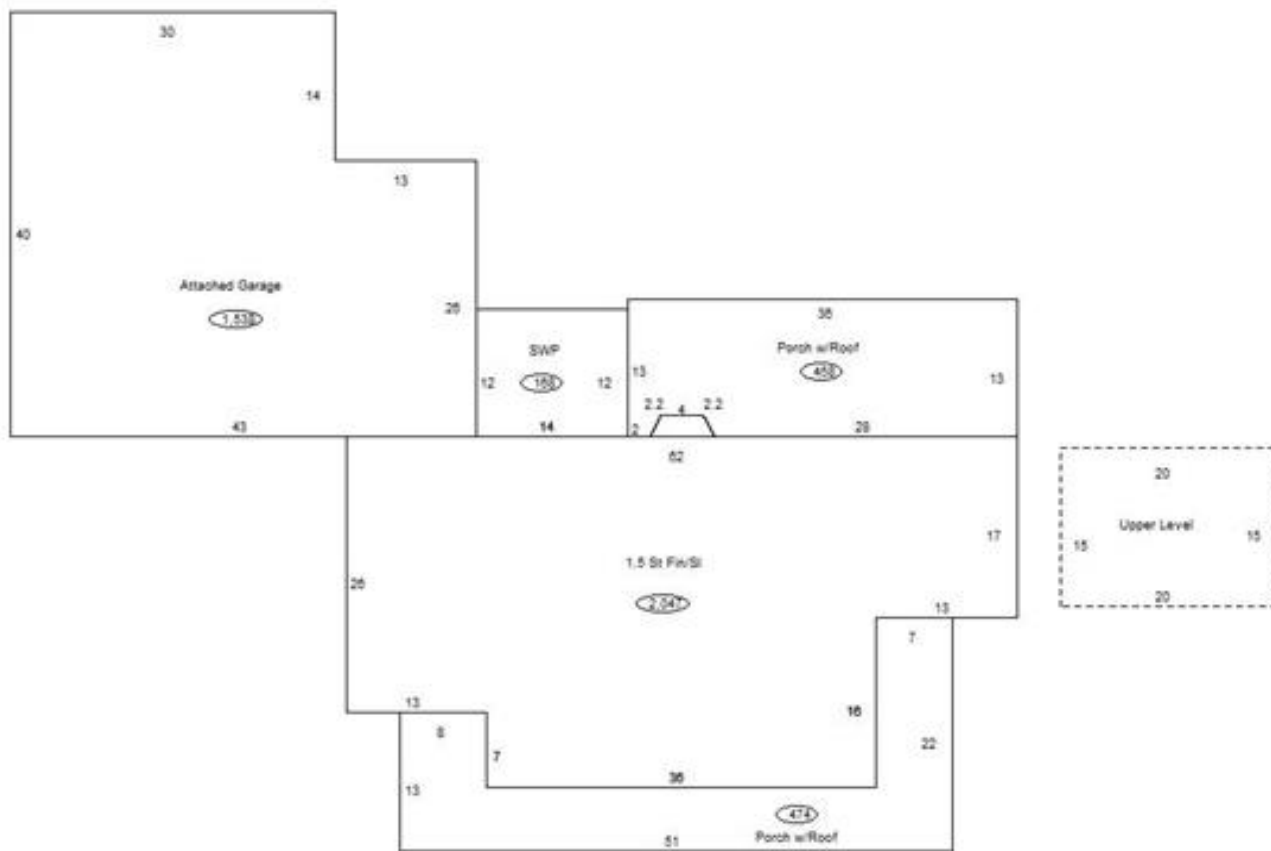
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/SI	1,747	1.172	2,047
2	M	PRCH		13	SLBC	474	1.000	474
3	U	^UL	Overhang	13	Upper Level	300	1.000	300
4	M	EPSW		13	EPSW	168	1.000	168
5	G	1		13	Attached Garage	1,538	1.000	1,538
6	M	PRCH		13	SLBC	458	1.000	458
Total Building Area						1,747		2,047



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
 07/08/2016	UTIL	SHOP BUILDING	60x18x0			1,080
	Qual	Cond	Year	2013	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
		Base Cost (33.80 x 1,080)	36,504		36,504	36,504
 07/08/2016	UTIL	SHOP BUILDING	60x18x0			1,080
	Qual	Cond	Year	2013	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
		Base Cost (33.80 x 1,080)	36,504		36,504	36,504
 07/08/2016	UTIL	SHOP BUILDING	36x36x0			1,296
	Qual	4 Cond	Year	2013	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
		Base Cost (37.73 x 1,296)	48,898		48,898	48,898
 07/08/2016	UTIL	SHOP BUILDING	0x0x0			1,200
	Qual	3 Cond 3	Year	2007	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
		Base Cost (31.48 x 1,200)	37,776		37,776	37,776
 07/08/2016	UTIL	SHOP BUILDING	24x36x0			864
	Qual	3 Cond 3	Year		Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (15% Phys/ % Func)	RCNLD
		Base Cost (32.53 x 864)	28,106		28,106 4,216	23,890
 07/08/2016	STF	STG FAIR	0x0x0			
	Qual	2 Cond	Year		Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
		Base Cost (4.68 x)				
 07/08/2016	STF	STG FAIR	0x0x0			
	Qual	2 Cond	Year		Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
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