




# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
 Time 07:12:06  
 Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660076701 <b>Parcel ID</b> 000000-00-0-10750-001-0005 <b>Cadastral ID</b> 05-21-16-15240 <b>Property Type</b> REAL - Real Property <b>Property Class</b> URP VI Area 1 <b>Tax Area</b> 17 - CLAREMORE OT <b>Name ID</b> 322205 LOHNES, LARRY H & CONSTANCE E  2941 RODEO DR CLAREMORE OK 74017-0000  <b>Parcel Location</b> <b>Situs</b> 02941 RODEO DR <b>Subdivision</b> SADDLEBACK VILLAGE <b>Lot/Block</b> 0005 / 0001 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 5 / 21 / 16 / 5 <b>Neighborhood</b> 1183 - R-V01-SW CLAREMORE <b>School District</b> S001 - CLAREMORE SCHOOLS					 <p style="text-align: right; color: orange;">04/17/2023</p> <p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-4-17\IMG_001! 4/17/2023</p>																																																																																																																				
<b>Legal Description</b> Lat/Long: 36.33540332 -95.61827774 LOT 5 BLOCK 1 SADDLEBACK VILLAGE																																																																																																																									
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Lot Data	Square-Foot - NBHD 1183 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1093	
Non-Ag Acres	0.203	
Topography		
Street Access		
Utilities		
Amenities	LOT SIZE ADJUSTMENT	
	0	
	0	
Method	Square-Foot	
Base Lot Value	8,842.00 x 5.00 = 44,210	
Factor Value		
Adjustments	1.0000	
Lot Value	44,210	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	R3 Res Nbhd 3
Style	100% One Story
Exterior Wall	50% Veneer, Masonry 50% Frame, Siding, Wood
Base/Total Area	1,588 / 1,588
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,588
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	484 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2005 / 16

Cost Approach		Manual : 01/2025	
Base Cost	101.31	Total Misc Impr	+ 7,142
Roofing Adj	+ 4.46	Garage Cost	+ 13,373
Subfloor Adj	+ -1.15	Total RCN	= 218,951
Heat/Cool Adj	+ 11.47	Depreciation ( 19%)	- 41,601
Plumbing Adj	+ 8.87	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 177,350
Adj Base Cost	= 124.96	Lot Value	+ 44,210
Total Area	x 1,588	Indicated Value	= 221,560
Adjusted Cost	= 198,436	Value Per SqFt	139.52

\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-4-17\IMG\_001! 4/17/2023

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	195,732	123.26	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	183,310 Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	177,350		
Lot Value	44,210		
Indicated Value	221,560	139.52	Per SqFt
Agland Value			
Site Improvements			
Total Value	221,560	139.52	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	91185	15x6		90	23.99		2,159
EPKS	ENCLOSED PORCH - KNEEWALL SCREEN	91186	191		191	26.09		4,983



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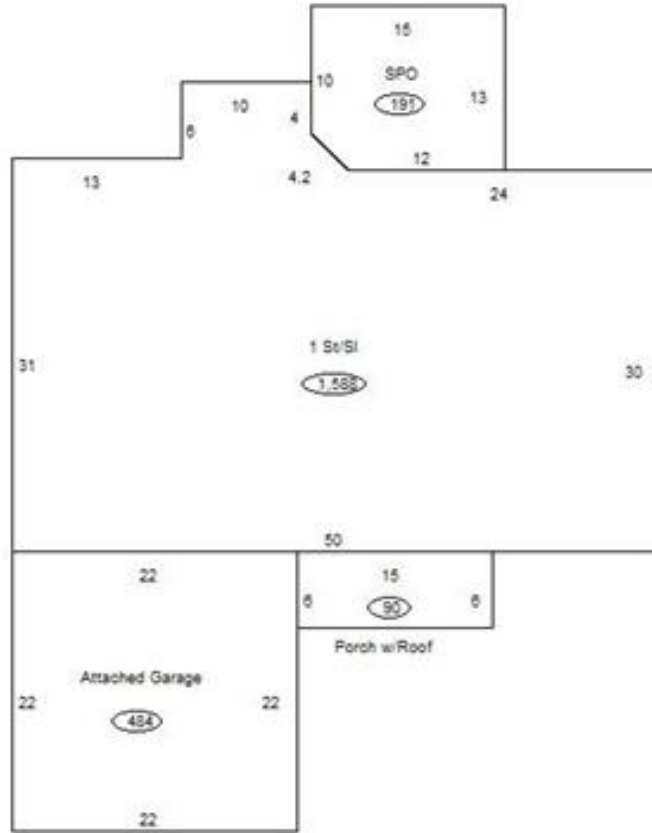
Date 04/18/2026

Time 07:12:07

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### Sketch Image

660076701



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,588	1.000	1,588
2	G	1		13	Attached Garage	484	1.000	484
3	M	PRCH		13	SLBC	90	1.000	90
4	M	EPKS		13	Screen Porch	191	1.000	191
<b>Total Building Area</b>						<b>1,588</b>		<b>1,588</b>