



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 660081485 Parcel ID 000000-00-0-10456-002-0001 Cadastral ID 20-21-16-10100 Property Type REAL - Real Property Property Class RRP VI Area 1 Tax Area 18 - CLAREMORE RURAL/W/O FIRE Name ID 329381 MONTGOMERY, VANCE A & LISA DAWN & KELLY R BROWN 1580 SOUTHWEST DEER TRAIL CLAREMORE OK 74019-0000 Parcel Location Situs 01580 SW DEER TRL Subdivision VILLAGE AT CLAREMORE Lot/Block 0001 / 0002 Parcel Size 1 - Lots Sec/Twn/Rng 20 / 21 / 16 / 5 Neighborhood 1179 - R-01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS																																																																																																																									
Legal Description Lot/Long: 36.28347768 -95.63030278																																																																																																																									
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Lot Data	Square-Foot - NBHD 1179 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 1.6614 Topography Street Access Utilities Amenities 0 Method Square-Foot Base Lot Value 72,372.00 x .56 = 40,576 Factor Value Adjustments 1.0000 Lot Value 40,576		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,410 / 2,410
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,410
Fixture/RghIn	4 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	460 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	2003 / 17

\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-9-28\IMG_000' 9/28/2023

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	328,705	136.39	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025	
Base Cost	109.22	Total Misc Impr	+	27,424	
Roofing Adj	+ 5.19	Garage Cost	+	18,694	
Subfloor Adj	+ -3.40	Total RCN	=	355,562	
Heat/Cool Adj	+ 14.47	Depreciation (19%)	-	67,557	
Plumbing Adj	+ 2.92	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	288,005	
Adj Base Cost	= 128.40	Lot Value	+	40,576	
Total Area	x 2,410	Indicated Value	=	328,581	
Adjusted Cost	= 309,444	Value Per SqFt		136.34	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	288,005		
Lot Value	40,576		
Indicated Value	328,581	136.34	Per SqFt
Agland Value			
Site Improvements	28,300		
Total Value	356,881	148.08	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	98473	7x7		49	29.37		1,439
EPSW	ENCLOSED PORCH - SOLID WALL	98474	21x15		315	74.74		23,543
PATO	SLAB PORCH - OPEN	98475	26x8		208	11.74		2,442



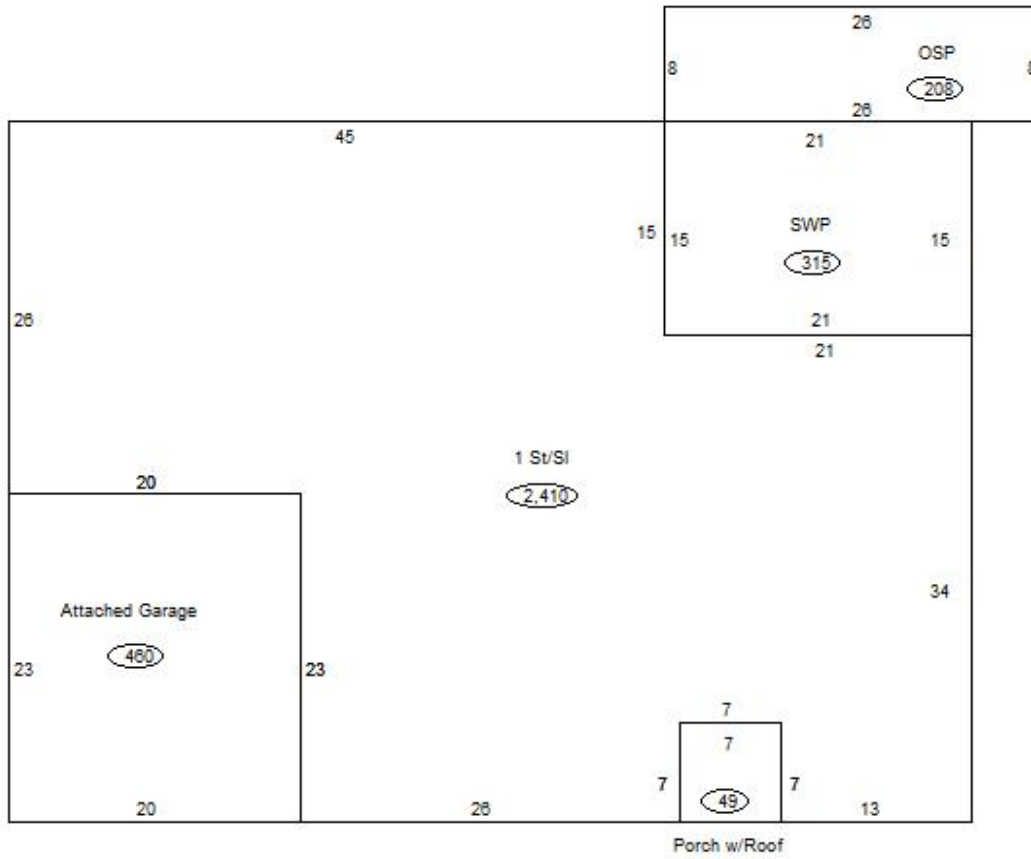
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Sketch Image

660081485



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	2,410	1.000	2,410
2	G	1		13	Attached Garage	460	1.000	460
3	M	PRCH		13	SLBC	49	1.000	49
4	M	EPSW		13	EPSW	315	1.000	315
5	M	PATO		13	Open Slab	208	1.000	208
Total Building Area						2,410		2,410



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	PFS	PORTABLE FRAME STRUCTURE	32x15x0			480
	Qual 6	Cond 3	Year 2020	Eff Age	5	
	Valuation Summary		Modifier Total	RCN	Depr (20% Phys/ % Func)	RCNLD
	Base Cost (49.00 x 480)	23,520		23,520	4,704	18,816
	UTIL	SHOP BUILDING	40x18x0			720
	Qual 2	Cond	Year 2020	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (60% Phys/ % Func)	RCNLD
	Base Cost (32.93 x 720)	23,710		23,710	14,226	9,484




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Lot Data	Primary Image
<p>Lot Size x</p> <p>Lot Count</p> <p>Units Buildable</p> <p>Non-Ag Acres</p> <p>Topography</p> <p>Street Access</p> <p>Utilities</p> <p>Amenities</p> <p>Value Model 1337 NBHD 1179 #1</p> <p>Value Method Square-Foot</p> <p>Base Lot Value .00 x .00 =</p> <p>Factor Value 0</p> <p>Adjustments</p> <p>Lot Value</p>	
Cost Approach	Image Information
<p>Manual Date 01/2025</p> <p>Total Building Area 3,096</p> <p>Total Base Value 249,661</p> <p>Modifier Value</p> <p>Misc Improvements 4,484</p> <p>Replacement Cost New 254,145</p> <p>Phys/Func Depreciation Loss ()</p> <p>RCN Less Phys/Func 246,521</p> <p>Economic Depreciation</p> <p>RCNLD (All Sources) 246,521</p> <p>Depreciated Improvements</p> <p>Outbuilding Value</p> <p>Total Improvement Value 246,521</p> <p>Land Value</p> <p>Cost Approach Value 246,521 79.63/SqFt</p>	<p>Image ID 1017462</p> <p>Image Date 1/18/2023</p> <p>Name IMG_0023.JPG</p> <p>Description \\tsclient\T\CASEY\CASEY BOOTH COMMERCIAL VI\2023-1-5\IMG_0023.JPG</p>
Income Approach	Value Reconciliation
<p>Potential Gross Income (PGI)</p> <p>Vacancy & Collection Loss</p> <p>Miscellaneous Income</p> <p>Effective Gross Income (EGI)</p> <p>Total Expenses</p> <p>Net Operating Income (NOI)</p> <p>Income Capitalization Rate</p> <p>Indicated Value 0.00</p>	<p>Selected Valuation Method Cost Approach</p> <p>Total Improvement Value 288,005</p> <p>Land Value</p> <p>Total Appraised Value 246,521 79.63/SqFt</p>



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Parcel ID 000000-00-0-10456-002-0001
Cadastral ID 20-21-16-10100

Tax Area Code 18
Property Class RRP
Owners Name MONTGOMERY, VANCE A & LISA DAWN &

Building Data

Building ID 4890
Building Sequence 1
Occupancy 1 353 Retail Store 10%
Occupancy 2 406 Storage Warehouse 90%
Occupancy 3
Total Floor Area 3,096
Average Perimeter 328
Number Of Storys 1.00
Average Wall Ht 9.00
Year Built 2021
Effective Age 3
Construction Class 1 - Residential Stud Frame
Quality 2 - Fair
Condition 3 - Average
Exterior Wall 88 - Stud Metal Siding
Heating/Cooling 8 - Warmed and Cooled Air
Roof Type Gable
Roof Cover Metal

Basement Area
Basement Levels
Basement Finish
Finish Code - 1
Finish Area - 1
Finish Code - 2
Finish Area - 2

Building Image



Image Information

Image Name IMG_0023.JPG
Image Date 1/18/2023
Image Name IMG_0023.JPG
Description \\tsclient\T\CASEY\CASEY BOOTH COMMERCIAL VI\2023-15\IMG_0023.JPG

Cost Calculations

Appraisal Zone 1
Zone Description
Base Cost 40.78
Wall Cost 27.94
HVAC Cost 11.92
Basement Cost 0.00
Total Base Cost 80.64
Total Area 3,096
Base RCN 249,661
Misc Impr Value 4,484

Manual Date 01/2025
Base Year 2026
Modifier Value
Total Replacement Cost 254,145
Physical Depreciation 3%
Functional Depreciation
Total Depreciation 3% (7,624)
Total RCNLD 246,521
Lump Sums
Total Building Value 246,521 \$ 79.63 Per SqFt

Miscellaneous Improvements

Code	Description	Year	Size	Units	Unit Cost	Depr	Value
XLNT	Lean-To		24x12	288	4.80		1,382
PRCH	Slab Porch - Covered		24x6	144	21.54		3,102
Total Misc Improvement							4,484