



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 660081487 Parcel ID 000000-00-0-10456-002-0003 Cadastral ID 20-21-16-10130 Property Type REAL - Real Property Property Class RRP VI Area 1 Tax Area 18 - CLAREMORE RURAL/W/O FIRE Name ID 290309 PORRAS, JOSE & IRENE 1551 S W DEER TRL CLAREMORE OK 74019-0000 Parcel Location Situs 01551 SW DEER TRL Subdivision VILLAGE AT CLAREMORE Lot/Block 0003 / 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: 36.28252398 -95.62922090																																																																																																																									
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Lot Data		Square-Foot - NBHD 1179 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	2.1547		
Topography			
Street Access			
Utilities			
Amenities		0	
		0	
Method	Square-Foot		
Base Lot Value	93,858.00 x .50 = 47,086		
Factor Value			
Adjustments	1.0000		
Lot Value	47,086		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4 - Good
Architecture	
Style	100% One Story
Exterior Wall	75% Veneer, Masonry 25% Frame, Stucco
Base/Total Area	2,730 / 2,730
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,730
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 3.0 /
Basement Area	
Garage Type	725 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2006 / 15

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	408,948	149.80	Per SqFt

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

Cost Approach				Manual : 01/2025			
Base Cost	109.53	Total Misc Impr	+	80,782			
Roofing Adj	+ 5.74	Garage Cost	+	32,930			
Subfloor Adj	+ -4.44	Total RCN	=	485,975			
Heat/Cool Adj	+ 16.31	Depreciation (16%)	-	77,756			
Plumbing Adj	+ 9.22	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	408,219			
Adj Base Cost	= 136.36	Lot Value	+	47,086			
Total Area	x 2,730	Indicated Value	=	455,305			
Adjusted Cost	= 372,263	Value Per SqFt		166.78			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	408,219		
Lot Value	47,086		
Indicated Value	455,305	166.78	Per SqFt
Agland Value			
Site Improvements	19,713		
Total Value	475,018	174.00	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
SHLT	STORM SHELTER	0		1	2018	1	0.00	
PRCH	SLAB PORCH - COVERED	98478	10x7			70	32.97	2,308
EPSW	ENCLOSED PORCH - SOLID WALL	98479	20x20			400	83.16	33,264
PRCH	SLAB PORCH - COVERED	98480	1200			1,200	29.59	35,508
PATO	SLAB PORCH - OPEN	98481	900			900	10.78	9,702



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	GRDT	GARAGE - DETACHED	16x42x0			672
	Qual 3	Cond 3	Year 2015	Eff Age	8	
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
	Base Cost (27.51 x 672)		18,487		18,487	18,487
	LT	LEAN-TO	10x42x0			420
	Qual 3	Cond 3	Year 2015	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD
	Base Cost (2.92 x 420)		1,226		1,226	1,226
	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)					
	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)					