



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																																																																															
Account 660083543 Parcel ID 000000-00-0-00796-001-0009 Cadastral ID 14-21-15-03600 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 18 - CLAREMORE RURAL/W/O FIRE Name ID 345759 PATTERSON, TRACY DIANE & CHRISTOPHER E 21580 CALEN DR CLAREMORE OK 74019-0000 Parcel Location Situs 21580 S CALEN DR Subdivision SUNNY SIDE Lot/Block 0009 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 14 / 21 / 15 / 5 Neighborhood 1089 - R-V03,4-SE CLAREMORE School District S001 - CLAREMORE SCHOOLS																																																																																																																				
Legal Description Lat/Long: 36.29867811 -95.67286842 LOT 9 BLOCK 1 SUNNY SIDE																																																																																																																				
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Lot Data		Square-Foot - NBHD 1089 #1		Primary Image				
Lot Size								
Lot Count								
Units Buildable	1							
Non-Ag Acres	0.9974							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY	0						
		0						
Method	Square-Foot							
Base Lot Value	43,448.00 x 1.39 = 60,586			\\tsclient\C\Users\Randy Necessary\Pictures\101_0728\IMG_0071. 7/29/2022				
Factor Value				GRM Approach				
Adjustments	1.0000			GRM Code				
Lot Value	60,586			Gross Rent 0.00				
Residential Data				Indicated Value				
Type	1 Single Family Residence			Multiple Regression				
Condition	3 - Average			MRA Code 1 Test				
Quality	3 - Average			Adusted R 0.8445				
Architecture				Indicated Value 245,700 132.52 Per SqFt				
Style	100% One Story			Direct Comparables				
Exterior Wall	20% Veneer, Masonry 80% Frame, Siding, Wood			Selection Model A Adam Test				
Base/Total Area	1,854 / 1,854			Adjustment Model 1 2022 Residential				
Style	100% One Story			Comparables 8				
HVAC	100% Warmed & Cooled Air			Indicated Value 254,380 Per SqFt				
Roof Cover	1 Composition Shingle			Value Reconciliation				
Area on Slab	1,854			Selected Approach Cost Approach				
Fixture/RghIn	11 /			Improvements 220,633				
Bed/F/H Bath	4 / 2.0 /			Lot Value 60,586				
Basement Area				Indicated Value 281,219 151.68 Per SqFt				
Garage Type	606 Attached Garage - Unfinished			Agland Value				
Remodel				Site Improvements				
Year/Eff Age	2005 / 16			Total Value 281,219 151.68 Total Value Per SqFt				
Cost Approach		Manual : 01/2025						
Base Cost	102.55	Total Misc Impr	+ 13,619					
Roofing Adj	+ 4.78	Garage Cost	+ 18,489					
Subfloor Adj	+ -2.28	Total RCN	= 265,823					
Heat/Cool Adj	+ 12.64	Depreciation (17%)	- 45,190					
Plumbing Adj	+ 8.37	Lump Sums	+ 0					
Basement Adj	+ 0.00	RCNLD	= 220,633					
Adj Base Cost	= 126.06	Lot Value	+ 60,586					
Total Area	x 1,854	Indicated Value	= 281,219					
Adjusted Cost	= 233,715	Value Per SqFt	151.68					
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	101701	307		307	25.97		7,973
PRCH	SLAB PORCH - COVERED	101702	215		215	26.26		5,646



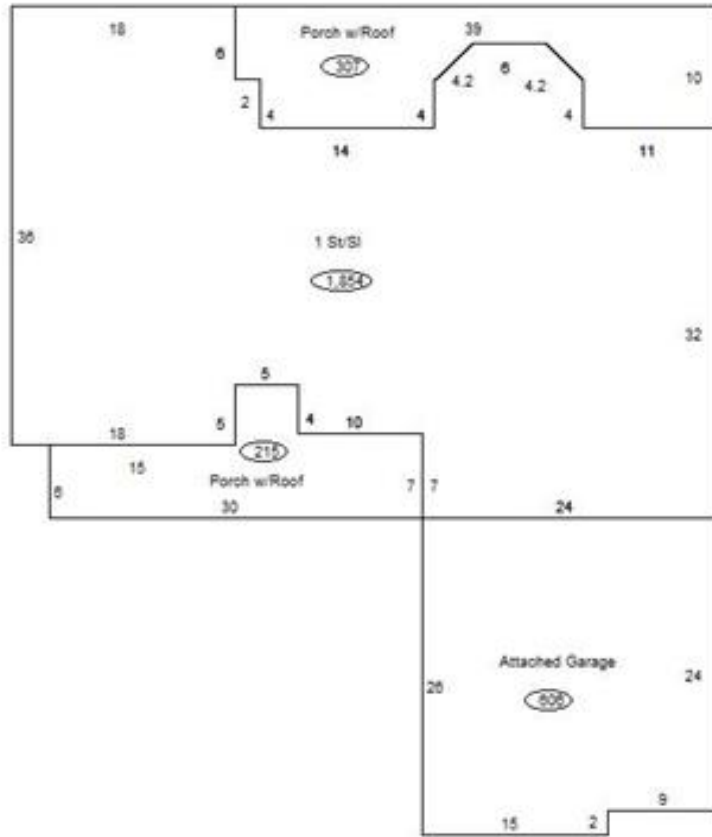
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,854	1.000	1,854
2	G	1		13	Attached Garage	606	1.000	606
3	M	PRCH		13	SLBC	307	1.000	307
4	M	PRCH		13	SLBC	215	1.000	215
Total Building Area						1,854		1,854



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	0x0x0			
	Qual	2	Cond 3	Year	Eff Age	1520
Valuation Summary		Modifier Total		RCN	Depr (100% Phys/ % Func) RCNLD	
Base Cost (4.68 x)						