



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 660084473 Parcel ID 21N15E-13-1-00000-000-0000 Cadastral ID 13-21-15-03410 Property Type REAL - Real Property Property Class RA VI Area 4 Tax Area 18 - CLAREMORE RURAL/W/O FIRE Name ID 296217 MCCORD, TED L & SANDRA A 9854 E HIGHWAY 20 CLAREMORE OK 74019-0000																																																																																																																									
Parcel Location Situs 09854 E HWY 20 Subdivision Lot/Block / Parcel Size 5 - Acres Sec/Twn/Rng 13 / 21 / 15 / 1 Neighborhood 6080 - UNPLATTED School District S001 - CLAREMORE SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.30487969 -95.65375113 W 358.52' E 1075.55' S 607.50 N 1215' OF N/2 NE/4					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> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																																																											
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Lot Data	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 0 Topography Street Access Utilities Amenities LAND QUALITY Method Base Lot Value Factor Value Adjustments Lot Value	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	50% Veneer, Stone 50% Frame, Siding, Wood
Base/Total Area	2,900 / 2,900
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	4 Metal, Preformed
Area on Slab	2,900
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 2.5 /
Basement Area	
Garage Type	576 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1978 / 36

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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adjusted R	
Indicated Value	

Direct Comparables	
Selection Model	1 Res
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025			
Base Cost	99.47	Total Misc Impr	+ 32,693	Roofing Adj	+ 5.17	Garage Cost	+ 17,775
Subfloor Adj	+ -2.07	Total RCN	= 404,123	Heat/Cool Adj	+ 12.64	Depreciation (43%)	- 173,773
Plumbing Adj	+ 6.74	Lump Sums	+ 3,177	Basement Adj	+ 0.00	RCNLD	= 233,527
Adj Base Cost	= 121.95	Lot Value	+ 233,527	Total Area	x 2,900	Indicated Value	= 233,527
Adjusted Cost	= 353,655	Value Per SqFt	80.53	Adjusted Cost	= 353,655	Value Per SqFt	80.53

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	233,527		
Lot Value			
Indicated Value	233,527	80.53	Per SqFt
Agland Value	966		
Site Improvements	56,713		
Total Value	291,206	100.42	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	102834	52x9		468	25.46		11,915
PRCH	SLAB PORCH - COVERED	102835	43x8		344	25.85		8,892
CPDT	CARPORT - DETACHED	102836	24x23		552	11.36		6,271
WODO	WOOD DECK - OPEN	102837	26x16		416	16.97	55%	3,177



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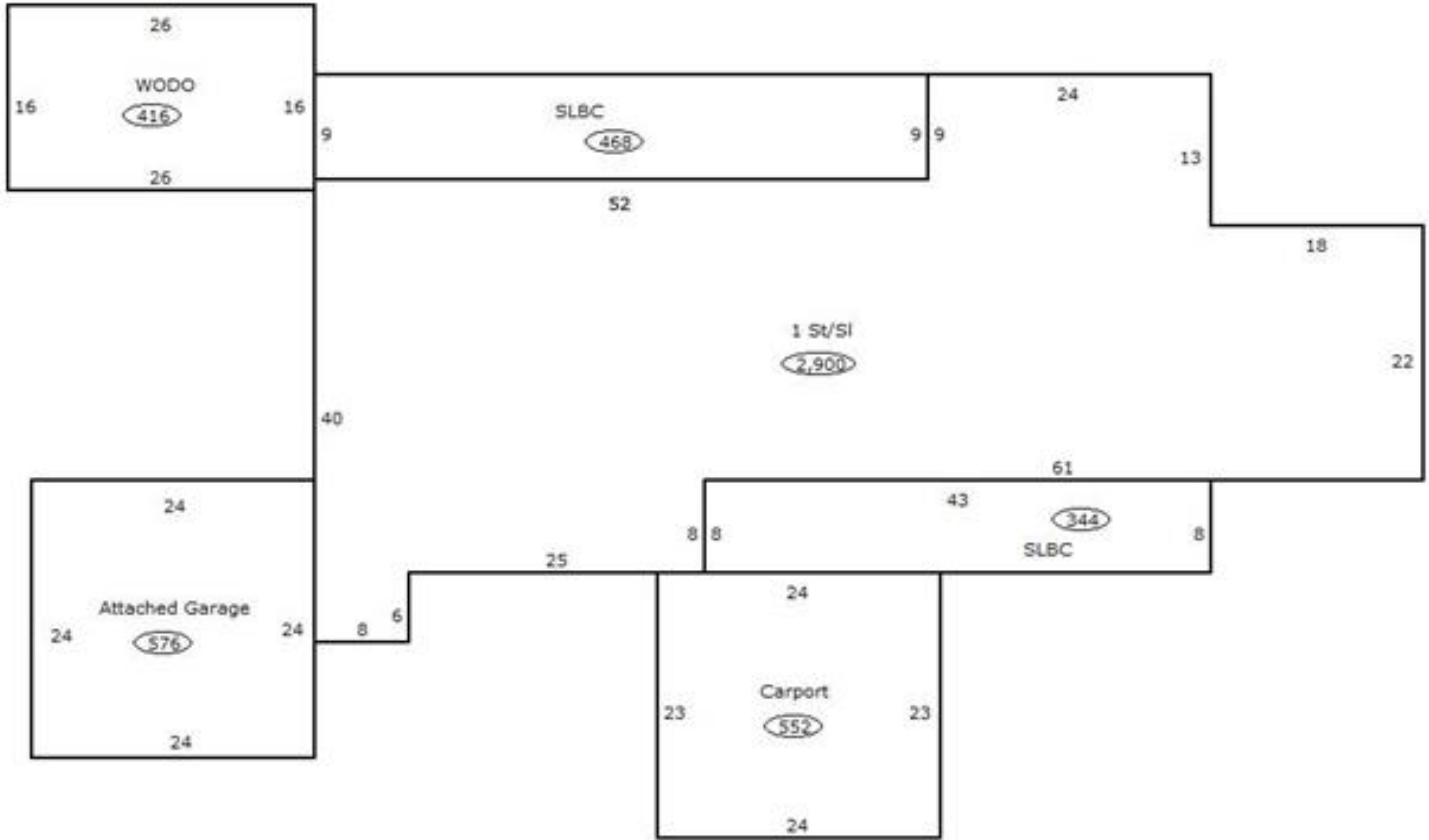
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	2,900	1.000	2,900
2	G	1		13	Attached Garage	576	1.000	576
3	M	PRCH		13	SLBC	468	1.000	468
4	M	PRCH		13	SLBC	344	1.000	344
5	M	CPDT		13	Carport	552	1.000	552
6	M	WODO		13	WODO	416	1.000	416
Total Building Area						2,900		2,900



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	20x12x0			240
	Qual	4	Cond 3	Year	Eff Age	
				2008	14	
Valuation Summary		Modifier Total	RCN	Depr (20% Phys/ % Func)		RCNLD
Base Cost (26.39 x 240)		6,334		6,334	1,267	5,067
	UTIL	SHOP BUILDING	0x0x0			1,500
	Qual	2	Cond 3	Year	Eff Age	
Valuation Summary		Modifier Total	RCN	Depr (5% Phys/ % Func)		RCNLD
Base Cost (28.71 x 1,500)		43,065		43,065	2,153	40,912
	BARN	BARN	0x0x0			1,247
	Qual	3	Cond 3	Year	Eff Age	
Valuation Summary		Modifier Total	RCN	Depr (55% Phys/ % Func)		RCNLD
Base Cost (10.14 x 1,247)		12,645		12,645	6,955	5,690
	BARN	BARN	0x0x0			440
	Qual	3	Cond 3	Year	Eff Age	
Valuation Summary		Modifier Total	RCN	Depr (55% Phys/ % Func)		RCNLD
Base Cost (10.48 x 440)		4,611		4,611	2,536	2,075
	LT	LEAN-TO	0x0x0			1,204
	Qual	3	Cond 3	Year	Eff Age	
Valuation Summary		Modifier Total	RCN	Depr (55% Phys/ % Func)		RCNLD
Base Cost (2.92 x 1,204)		3,516		3,516	1,934	1,582
	LT	LEAN-TO	0x0x0			500
	Qual	3	Cond 3	Year	Eff Age	
Valuation Summary		Modifier Total	RCN	Depr (5% Phys/ % Func)		RCNLD
Base Cost (2.92 x 500)		1,460		1,460	73	1,387



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Agland Inventory

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Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
DNC	DENNIS SILT LOAM 3-5% SLO	IMP PST	69			5.000	193	193	966	966
IMP PST Totals						5.000			966	966
Total Agland						5.000			966	966