



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 06:40:19
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Assessment Data					Primary Image																																																																																																																				
Account 660089069 Parcel ID 000000-00-0-00293-003-0002 Cadastral ID 05-21-16-16913 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 332161 COFFEE, MARGARET D TRUST 1703 FOREST HILL DR CLAREMORE OK 74017-0000 Parcel Location Situs 01703 FOREST HILL DR Subdivision ESTATES AT FOREST PARK Lot/Block 0002 / 0003 Parcel Size 1 - Lots Sec/Twn/Rng 5 / 21 / 16 / 5 Neighborhood 1154 - R-V01-NW CLAREMORE School District S001 - CLAREMORE SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.33547373 -95.62849017																																																																																																																									
ESTATES AT FOREST PARK AMENDED II LOT 2 BLOCK 3					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>R12</td> <td>R12 SFR</td> <td>02/2011</td> <td>10/2011</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R12	R12 SFR	02/2011	10/2011																																																																																																							
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Lot Data		Square-Foot - NBHD 1154 #1	
Lot Size	130 x 83		
Lot Count	1		
Units Buildable	1		
Non-Ag Acres			
Topography	HIGH		
Street Access	PAVED		
Utilities	ALL		
Amenities	LOT SIZE ADJUSTMENT	0	
		0	
Method	Square-Foot		
Base Lot Value	10,790.00 x 3.00 = 32,370		
Factor Value			
Adjustments	1.0000		
Lot Value	32,370		



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-4-5\IMG_0044. 4/5/2023

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4 - Good
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,337 / 2,757
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,337
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 3.0 /
Basement Area	
Garage Type	748 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2011 / 11

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	401,657	145.69	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	418,660		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	103.83	Total Misc Impr	+ 18,305
Roofing Adj	+ 4.98	Garage Cost	+ 33,974
Subfloor Adj	+ -3.91	Total RCN	= 411,626
Heat/Cool Adj	+ 16.31	Depreciation (11%)	- 45,279
Plumbing Adj	+ 9.13	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 366,347
Adj Base Cost	= 130.34	Lot Value	+ 32,370
Total Area	x 2,757	Indicated Value	= 398,717
Adjusted Cost	= 359,347	Value Per SqFt	144.62

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	366,347		
Lot Value	32,370		
Indicated Value	398,717	144.62	Per SqFt
Agland Value			
Site Improvements			
Total Value	398,717	144.62	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	108994	170		170	32.44		5,515
PRCH	SLAB PORCH - COVERED	108996	171		171	32.43		5,546
FPR1	FIREPLACE - RESIDENTIAL 1 STORY			1	1	7,243.87		7,244



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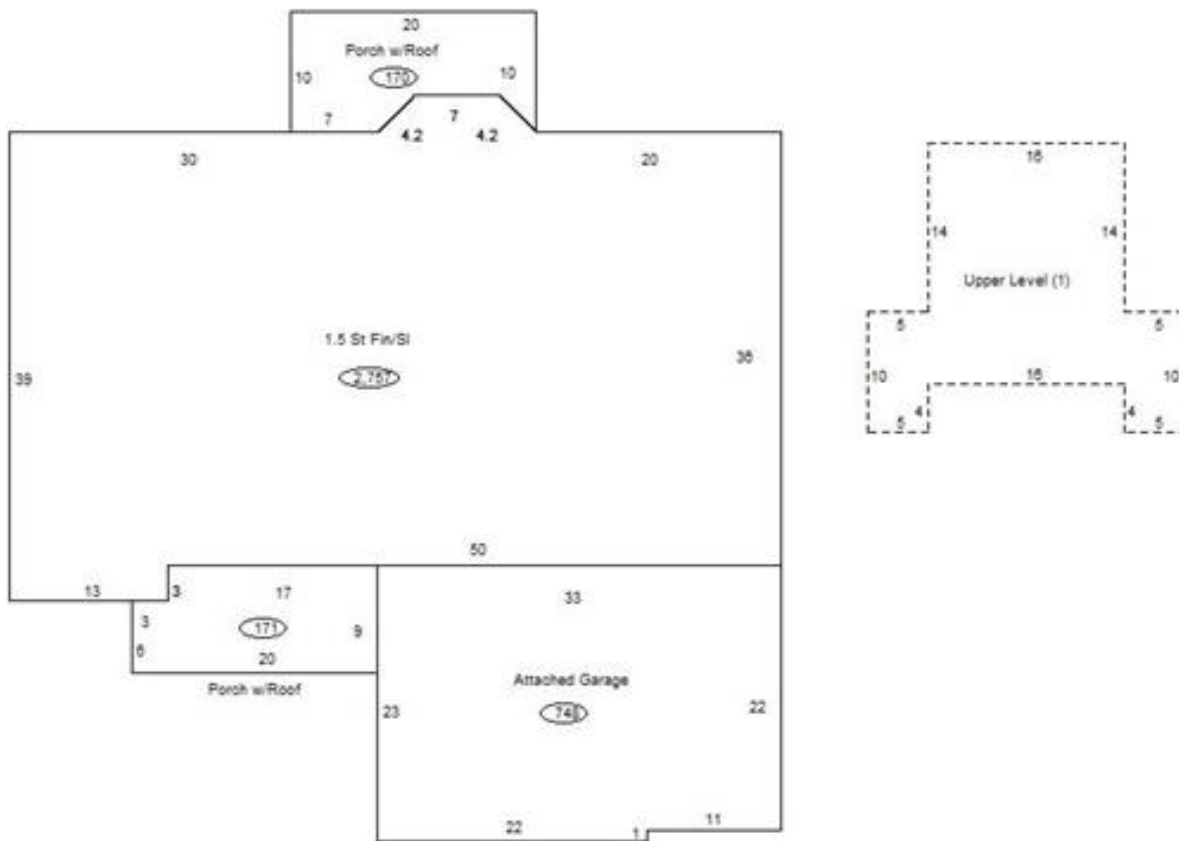
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Sketch Image

660089069



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/SI	2,337	1.180	2,757
2	M	PRCH		13	SLBC	170	1.000	170
3	G	1		13	Attached Garage	748	1.000	748
4	M	PRCH		13	SLBC	171	1.000	171
5	U	^UL		13	Upper Level (1)	420	1.000	420
Total Building Area						2,337		2,757