



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 660090771 Parcel ID 21N16E-17-4-00000-000-0000 Cadastral ID 17-21-16-08010 Property Type REAL - Real Property Property Class UR VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 298155 COMBS, KENNETH W & PEGGY L 1348 REAVIS RD CLAREMORE OK 74017-0000 Parcel Location Situs 01348 REAVIS RD Subdivision Lot/Block / Parcel Size 2.6 - Acres Sec/Twn/Rng 17 / 21 / 16 / 4 Neighborhood 2116 - UNPLATTED School District S001 - CLAREMORE SCHOOLS					<p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-8-31\IMG_002: 8/31/2023</p>																																																																																																																				
Legal Description Lat/Long: 36.29437098 -95.62275259																																																																																																																									
Legal Description W 594.77' OF N 210' OF S 630' OF W 1383' OF S/2 SE/4 & LESS TR TO CITY DESC 2023-012861 AS COMM SW/C S2 SE; N01.1214W 449.83' TO POB; N01.1214W 180.17'; N88.4901E 93.97'; S05.5751E 20.13'; S21 0530W 173.01'; S88.4746W 30' TO POB					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		Square-Foot - NBHD 2116 #1	
Lot Size			
Lot Count			
Units Buildable			
Non-Ag Acres	2.591		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	112,866.00 x .56 = 62,648		
Factor Value			
Adjustments	1.0000		
Lot Value	62,648		



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-8-31\IMG_002; 8/31/2023

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,898 / 1,898
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	462 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1967 / 44

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1 Test		
Adusted R	0.8445		
Indicated Value	188,925	99.54	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	NewTest
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025			
Base Cost	98.59	Total Misc Impr	+ 8,383				
Roofing Adj	+ 4.21	Garage Cost	+ 12,931				
Subfloor Adj	+ 1.21	Total RCN	= 250,934				
Heat/Cool Adj	+ 11.47	Depreciation (52%)	- 130,486				
Plumbing Adj	+ 5.50	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 120,448				
Adj Base Cost	= 120.98	Lot Value	+ 62,648				
Total Area	x 1,898	Indicated Value	= 183,096				
Adjusted Cost	= 229,620	Value Per SqFt	96.47				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	120,448		
Lot Value	62,648		
Indicated Value	183,096	96.47	Per SqFt
Agland Value			
Site Improvements	16,047		
Total Value	199,143	104.92	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	110572	20x5		100	23.95		2,395
PRCH	SLAB PORCH - COVERED	110573	16x16		256	23.39		5,988

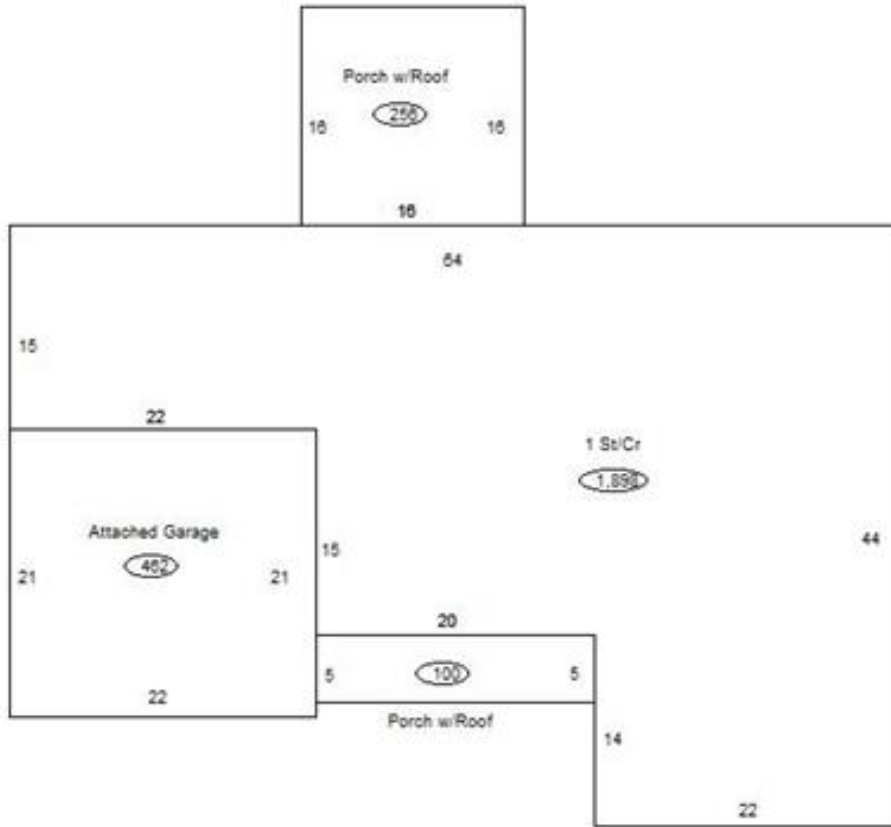


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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	1,898	1.000	1,898
2	G	1		13	Attached Garage	462	1.000	462
3	M	PRCH		13	SLBC	100	1.000	100
4	M	PRCH		13	SLBC	256	1.000	256
Total Building Area						1,898		1,898



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	UTIL	SHOP BUILDING	0x0x0			1,800	
	Qual 2	Cond 3	Year	Eff Age			
	Valuation Summary		Modifier Total	RCN	Depr (70% Phys/ % Func)	RCNLD	
	Base Cost (27.62 x 1,800)		49,716		49,716	34,801	14,915
	BARN	BARN	0x0x0			360	
	Qual 3	Cond 3	Year	Eff Age			
	Valuation Summary		Modifier Total	RCN	Depr (70% Phys/ % Func)	RCNLD	
	Base Cost (10.48 x 360)		3,773		3,773	2,641	1,132
	CP	CARPORT DIRT	0x0x0				
	Qual	Cond	Year	Eff Age			
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD	
	Base Cost (3.50 x)						
	CP	CARPORT DIRT	0x0x0				
	Qual	Cond	Year	Eff Age			
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD	
	Base Cost (3.50 x)						