



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 08:02:52
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Assessment Data					Primary Image																																																																																																																				
Account 660091361 Parcel ID 000000-00-0-00745-001-0010 Cadastral ID 13-21-15-04790 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 18 - CLAREMORE RURAL/W/O FIRE Name ID 325031 POTEETE, DENNIS 21120 S ANDREAS RD CLAREMORE OK 74019-0000 Parcel Location Situs 21120 S ANDREA'S RD Subdivision SHILOH ESTATES III Lot/Block 0010 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 13 / 21 / 15 / 5 Neighborhood 1089 - R-V03,4-SE CLAREMORE School District S001 - CLAREMORE SCHOOLS					<p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0802\IMG_0073. 8/5/2022</p>																																																																																																																				
Legal Description Lot/Long: 36.30578174 -95.66582450 LOT 10 BLOCK 1 SHILOH ESTATES III.																																																																																																																									
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Lot Data		Square-Foot - NBHD 1089 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	0.5034		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	21,929.00 x 1.45 = 31,797		
Factor Value			
Adjustments	1.0000		
Lot Value	31,797		



Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	80% Veneer, Masonry 20% Frame, Siding, Wood
Base/Total Area	1,447 / 1,447
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,447
Fixture/RghIn	16 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	480 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2012 / 11

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adjusted R	0.8445
Indicated Value	197,555 136.53 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	3
Indicated Value	223,930 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	188,541
Lot Value	31,797
Indicated Value	220,338 152.27 Per SqFt
Agland Value	
Site Improvements	
Total Value	220,338 152.27 Total Value Per SqFt

Cost Approach Manual : 01/2025

Base Cost	106.12	Total Misc Impr	+	5,798
Roofing Adj	+ 4.56	Garage Cost	+	13,282
Subfloor Adj	+ -1.19	Total RCN	=	214,251
Heat/Cool Adj	+ 11.47	Depreciation (12%)	-	25,710
Plumbing Adj	+ 13.92	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	188,541
Adj Base Cost	= 134.88	Lot Value	+	31,797
Total Area	x 1,447	Indicated Value	=	220,338
Adjusted Cost	= 195,171	Value Per SqFt		152.27

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	116334	20x10		200	23.56		4,712
PRCH	SLAB PORCH - COVERED	116336	9x5		45	24.13		1,086



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Sketch Image

660091361



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,447	1.000	1,447
2	M	PRCH		13	SLBC	200	1.000	200
3	G	1		13	Attached Garage	480	1.000	480
4	M	PRCH		13	SLBC	45	1.000	45
Total Building Area						1,447		1,447