



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 08:03:03
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Assessment Data					Primary Image																																																																																																																				
Account 660091367 Parcel ID 000000-00-0-00745-001-0016 Cadastral ID 13-21-15-04850 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 18 - CLAREMORE RURAL/W/O FIRE Name ID 307023 HOLDREN, TROY & KIMBERLY 21093 S ANDREAS RD CLAREMORE OK 74019-8901 Parcel Location Situs 21093 S ANDREA'S RD Subdivision SHILOH ESTATES III Lot/Block 0016 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 13 / 21 / 15 / 5 Neighborhood 1089 - R-V03,4-SE CLAREMORE School District S001 - CLAREMORE SCHOOLS																																																																																																																									
Legal Description Lot/Long: 36.30614750 -95.66492761 LOT 16 BLOCK 1 SHILOH ESTATES III.																																																																																																																									
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Lot Data		Square-Foot - NBHD 1089 #1		Primary Image				
Lot Size								
Lot Count								
Units Buildable	1							
Non-Ag Acres	0.5077							
Topography								
Street Access								
Utilities								
Amenities	LAND QUALITY	0						
		0						
Method	Square-Foot							
Base Lot Value	22,115.00 x 1.45 = 32,067							
Factor Value								
Adjustments	1.0000							
Lot Value	32,067							
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	1,464 / 1,464							
Style	100% One Story							
HVAC	100% Warmed & Cooled Air							
Roof Cover	1 Composition Shingle							
Area on Slab	1,464							
Fixture/RghIn	11 /							
Bed/F/H Bath	3 / 2.0 /							
Basement Area								
Garage Type	440 Attached Garage - Unfinished							
Remodel								
Year/Eff Age	2012 / 11							
Cost Approach								
Manual : 01/2025								
Base Cost	105.80	Total Misc Impr	+	5,665				
Roofing Adj	+ 4.55	Garage Cost	+	12,487				
Subfloor Adj	+ -1.18	Total RCN	=	208,838				
Heat/Cool Adj	+ 11.47	Depreciation (12%)	-	25,061				
Plumbing Adj	+ 9.61	Lump Sums	+	0				
Basement Adj	+ 0.00	RCNLD	=	183,777				
Adj Base Cost	= 130.25	Lot Value	+	32,067				
Total Area	x 1,464	Indicated Value	=	215,844				
Adjusted Cost	= 190,686	Value Per SqFt		147.43				
GRM Approach								
GRM Code								
Gross Rent	0.00							
Indicated Value								
Multiple Regression								
MRA Code	1 Test							
Adjusted R	0.8445							
Indicated Value	225,023	153.70	Per SqFt					
Direct Comparables								
Selection Model	A Adam Test							
Adjustment Model	1 2022 Residential							
Comparables	4							
Indicated Value	180,080	Per SqFt						
Value Reconciliation								
Selected Approach	Cost Approach							
Improvements	183,777							
Lot Value	32,067							
Indicated Value	215,844	147.43	Per SqFt					
Agland Value								
Site Improvements	30,000							
Total Value	245,844	167.93	Total Value Per SqFt					
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	115133	19x10		190	23.60		4,484
PRCH	SLAB PORCH - COVERED	115134	7x7		49	24.11		1,181

\\tsclient\C\Users\Randy Necessary\Pictures\101_0802\IMG_0067. 8/5/2022



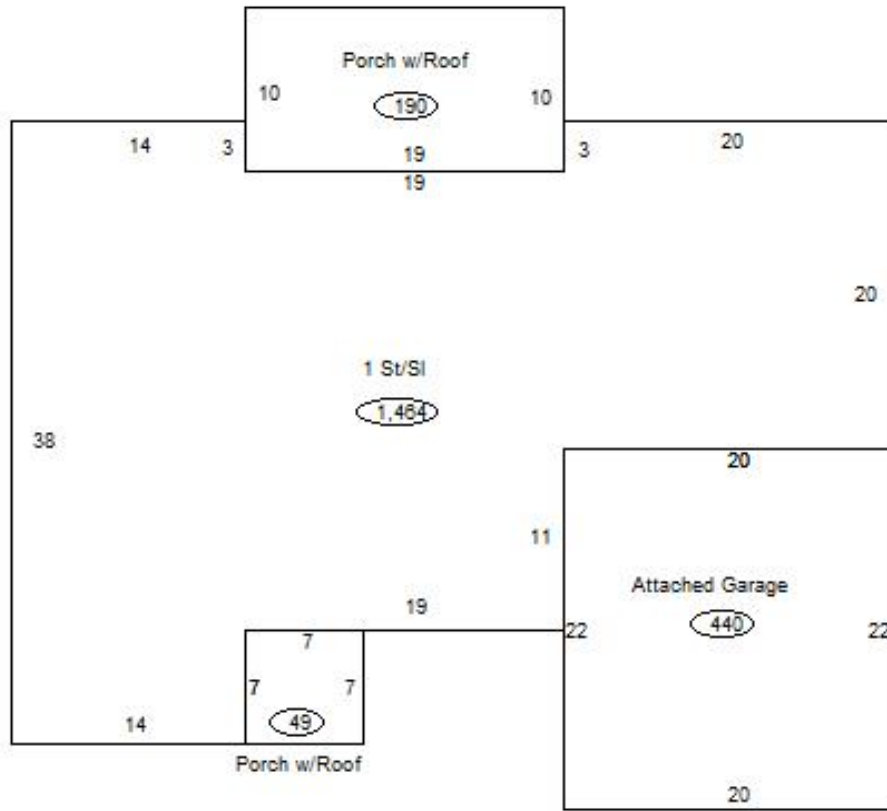
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Sketch Image

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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	1,464	1.000	1,464
2	M	PRCH		13	SLBC	190	1.000	190
3	M	PRCH		13	SLBC	49	1.000	49
4	G	1		13	Attached Garage	440	1.000	440
Total Building Area						1,464		1,464



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SG	SWIM-GUNITE	0x0x0			1
	Qual	Cond	Year	2023	Eff Age	
	Valuation Summary Base Cost (30,000.00 x 1) 30,000		Modifier Total 30,000	RCN 30,000	Depr (0% Phys/ % Func) 30,000	RCNLD 30,000
	STF	STG FAIR	0x0x0			
	Qual	2	Cond 3	Year	Eff Age 1520	
Valuation Summary Base Cost (4.68 x)		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD	