



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 07:58:28
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Assessment Data					Primary Image																																																																																																																				
Account 660091851 Parcel ID 000000-00-0-10010-163-0006 Cadastral ID 09-21-16-10951 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 321911 DAKE, SUSAN M 8844 S COYOTE HILLS DR CLAREMORE OK 74017-0000 Parcel Location Situs 00713 N DOROTHY AVE Subdivision CLAREMORE O T Lot/Block 0006 / 0163 Parcel Size 1 - Lots Sec/Twn/Rng 9 / 21 / 16 / 5 Neighborhood 1177 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS					<p>06/14/2023 13:57</p> <p>\\tsclient\A\TOMMY DUNLAP\New folder (214)\IMG_0064.JPG 6/14/2023</p>																																																																																																																				
Legal Description Lat/Long: 36.31356248 -95.59966910 LOT 5 AND 6 LESS S 60' THEREOF; AND LESS N 72' THEREOF BLOCK 163 CLAREMORE OT																																																																																																																									
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Lot Data		Square-Foot - NBHD 1177 #1	
Lot Size			
Lot Count			
Units Buildable	7063		
Non-Ag Acres	0.1661		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		
Method	Square-Foot		
Base Lot Value	7,236.00 x 3.66 = 26,484		
Factor Value			
Adjustments	0.8106		
Lot Value	21,468		



Residential Data	
Type	5 Duplex
Condition	3 - Average
Quality	2 - Fair
Architecture	R3 Res Nbhd 3
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,926 / 1,926
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,926
Fixture/RghIn	11 /
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	506 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2009 / 13

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	200,720	104.22	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	2
Indicated Value	208,510 Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	108.23	Total Misc Impr	+ 5,482
Roofing Adj	+ 3.69	Garage Cost	+ 15,676
Subfloor Adj	+ 0.00	Total RCN	= 270,575
Heat/Cool Adj	+ 10.74	Depreciation (20%)	- 54,115
Plumbing Adj	+ 6.84	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 216,460
Adj Base Cost	= 129.50	Lot Value	+ 21,468
Total Area	x 1,926	Indicated Value	= 237,928
Adjusted Cost	= 249,417	Value Per SqFt	123.53

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	216,460		
Lot Value	21,468		
Indicated Value	237,928	123.53	Per SqFt
Agland Value			
Site Improvements			
Total Value	237,928	123.53	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	111778	12x4		48	24.29		1,166
PRCH	SLAB PORCH - COVERED	111779	12x4		48	24.29		1,166
PRCH	SLAB PORCH - COVERED	111780	13x5		65	24.23		1,575
PRCH	SLAB PORCH - COVERED	111781	13x5		65	24.23		1,575



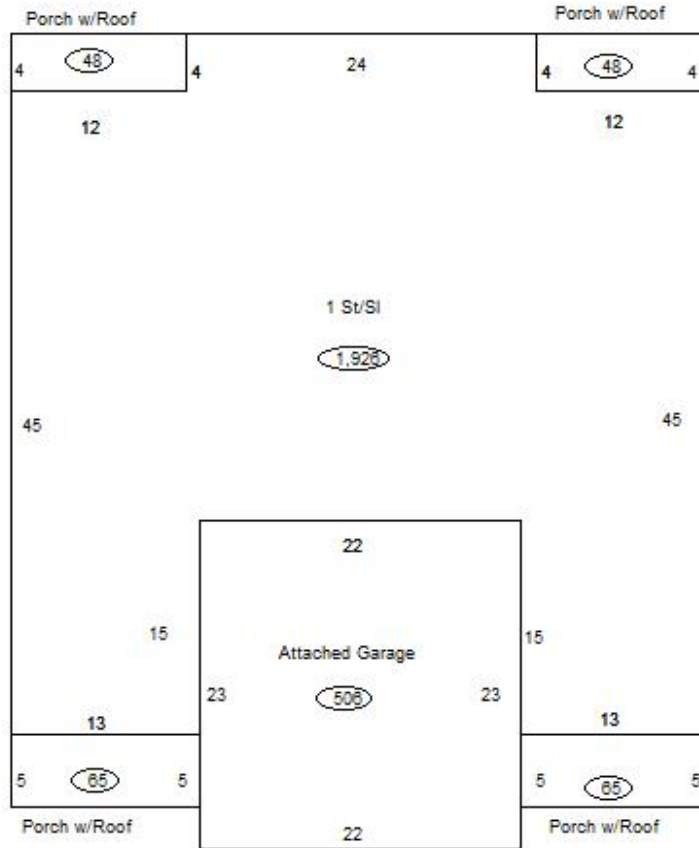
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Sketch Image

660091851



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,926	1.000	1,926
2	G	1		13	Attached Garage	506	1.000	506
3	M	PRCH		13	SLBC	48	1.000	48
4	M	PRCH		13	SLBC	48	1.000	48
5	M	PRCH		13	SLBC	65	1.000	65
6	M	PRCH		13	SLBC	65	1.000	65
Total Building Area						1,926		1,926