



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 08:23:35  
Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660094275 <b>Parcel ID</b> 000000-00-0-10010-017-0001 <b>Cadastral ID</b> 09-21-16-01031 <b>Property Type</b> REAL - Real Property <b>Property Class</b> URP VI Area 1 <b>Tax Area</b> 17 - CLAREMORE OT <b>Name ID</b> 307044 MASON, RODNEY W &  MELANIE R 3327 FAIRWAY ST CLAREMORE OK 74019-0000																																																																																																																									
<b>Parcel Location</b> <b>Situs</b> 00405 W 12TH ST N <b>Subdivision</b> CLAREMORE O T <b>Lot/Block</b> 0001 / 0017 <b>Parcel Size</b> .5 - Lots <b>Sec/Twn/Rng</b> 9 / 21 / 16 / 5 <b>Neighborhood</b> 1177 - R-V01-SW CLAREMORE <b>School District</b> S001 - CLAREMORE SCHOOLS																																																																																																																									
<b>Legal Description</b> Lat/Long: 36.31994570 -95.60917367 W 60' LOT 1 BLOCK 17 CLAREMORE O T.					<b>Building Permits</b> <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>4198</td> <td>R13-NEW 1914 SQ FT DUPLEX</td> <td>04/2012</td> <td>09/2012</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	4198	R13-NEW 1914 SQ FT DUPLEX	04/2012	09/2012																																																																																																							
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Lot Data	Square-Foot - NBHD 1177 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> 6000 <b>Non-Ag Acres</b> 0.1418 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> LAND QUALITY 1  <b>Method</b> Square-Foot <b>Base Lot Value</b> 6,176.00 x 3.79 = 23,410 <b>Factor Value</b> 5,853 <b>Adjustments</b> <b>Lot Value</b> 29,263		

Residential Data	
<b>Type</b>	5 Duplex
<b>Condition</b>	3 - Average
<b>Quality</b>	2.5 - Fair
<b>Architecture</b>	R3 Res Nbhd 3
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	100% Veneer, Masonry
<b>Base/Total Area</b>	1,912 / 1,912
<b>Style</b>	100% One Story
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	1,912
<b>Fixture/RghIn</b>	11 /
<b>Bed/F/H Bath</b>	4 / 2.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	506 Attached Garage - Unfinished
<b>Remodel</b>	
<b>Year/Eff Age</b>	2012 / 11

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GRM Approach	
<b>GRM Code</b>	
<b>Gross Rent</b>	0.00
<b>Indicated Value</b>	

Multiple Regression			
<b>MRA Code</b>	1	Test	
<b>Adusted R</b>	0.8445		
<b>Indicated Value</b>	228,404	119.46	Per SqFt

Direct Comparables			
<b>Selection Model</b>	A	Adam Test	
<b>Adjustment Model</b>	1	2022 Residential	
<b>Comparables</b>	1		
<b>Indicated Value</b>	186,660		Per SqFt

Cost Approach				Manual : 01/2025	
<b>Base Cost</b>	110.91	<b>Total Misc Impr</b>	+	6,214	
<b>Roofing Adj</b>	+ 3.85	<b>Garage Cost</b>	+	17,852	
<b>Subfloor Adj</b>	+ -0.40	<b>Total RCN</b>	=	277,960	
<b>Heat/Cool Adj</b>	+ 11.22	<b>Depreciation ( 15%)</b>	-	41,694	
<b>Plumbing Adj</b>	+ 7.21	<b>Lump Sums</b>	+	0	
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	=	236,266	
<b>Adj Base Cost</b>	= 132.79	<b>Lot Value</b>	+	29,263	
<b>Total Area</b>	x 1,912	<b>Indicated Value</b>	=	265,529	
<b>Adjusted Cost</b>	= 253,894	<b>Value Per SqFt</b>		138.88	

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	236,266		
<b>Lot Value</b>	29,263		
<b>Indicated Value</b>	265,529	138.88	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>			
<b>Total Value</b>	265,529	138.88	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	115757	11x5		55	25.90		1,425
PRCH	SLAB PORCH - COVERED	115758	11x5		55	25.90		1,425
PRCH	SLAB PORCH - COVERED	115759	13x5		65	25.87		1,682
PRCH	SLAB PORCH - COVERED	115760	13x5		65	25.87		1,682



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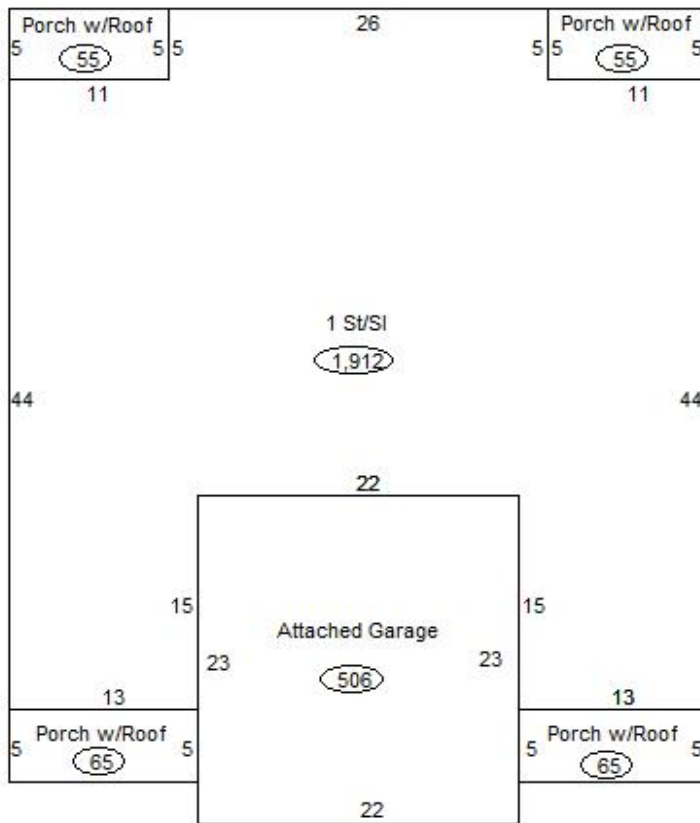
Date 04/18/2026

Time 08:23:35

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Sketch Image

660094275



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,912	1.000	1,912
2	G	1		13	Attached Garage	506	1.000	506
3	M	PRCH		13	SLBC	55	1.000	55
4	M	PRCH		13	SLBC	55	1.000	55
5	M	PRCH		13	SLBC	65	1.000	65
6	M	PRCH		13	SLBC	65	1.000	65
<b>Total Building Area</b>						1,912		1,912