



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 09:18:19  
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Assessment Data					Primary Image																																																																																												
<b>Account</b> 660099365 <b>Parcel ID</b> 21N16E-08-3-00000-000-0099 <b>Cadastral ID</b> 08-21-16-17720 <b>Property Type</b> REAL - Real Property <b>Property Class</b> UR VI Area 1 <b>Tax Area</b> 17 - CLAREMORE OT <b>Name ID</b> 343919 NEES PROPERTIES LLC  1309 N WILLOW DR CLAREMORE OK 74017-0000  <b>Parcel Location</b> <b>Situs</b> 00707 S CHAMBERS AVE <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> .16 - Acres <b>Sec/Twn/Rng</b> 8 / 21 / 16 / 3 <b>Neighborhood</b> 2116 - UNPLATTED <b>School District</b> S001 - CLAREMORE SCHOOLS																																																																																																	
<b>Legal Description</b> Lat/Long: 36.30887506 -95.62406670																																																																																																	
S 68' W 105' E 135' N 136.8' SE SE SW					<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> </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	Primary Image
Lot Size		
Lot Count		
Units Buildable		
Non-Ag Acres	0.1639	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	7,140.00 x .88 = 6,283	
Factor Value		
Adjustments	1.0000	
Lot Value	6,283	

Residential Data	
Type	5 Duplex
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,062 / 2,062
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,062
Fixture/RghIn	17 /
Bed/F/H Bath	4 / 4.0 /
Basement Area	
Garage Type	506 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2016 / 8



\\tsclient\T\TOMMY DUNLAP\New folder (196)\IMG\_0026.JPG 5/23/2023

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	270,367	131.12	Per SqFt

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

Cost Approach				Manual : 01/2025			
Base Cost	112.36	Total Misc Impr	+	4,684			
Roofing Adj	+ 3.98	Garage Cost	+	20,154			
Subfloor Adj	+ -1.22	Total RCN	=	308,095			
Heat/Cool Adj	+ 11.69	Depreciation ( 23%)	-	70,862			
Plumbing Adj	+ 10.56	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	237,233			
Adj Base Cost	= 137.37	Lot Value	+	6,283			
Total Area	x 2,062	Indicated Value	=	243,516			
Adjusted Cost	= 283,257	Value Per SqFt		118.10			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	237,233		
Lot Value	6,283		
Indicated Value	243,516	118.10	Per SqFt
Agland Value			
Site Improvements			
Total Value	243,516	118.10	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	SLAB PORCH - OPEN	128497	15x10		150	11.02		1,653
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PATO	SLAB PORCH - OPEN	128499	12x5		60	11.48		689
PATO	SLAB PORCH - OPEN	128500	12x5		60	11.48		689



# Rogers

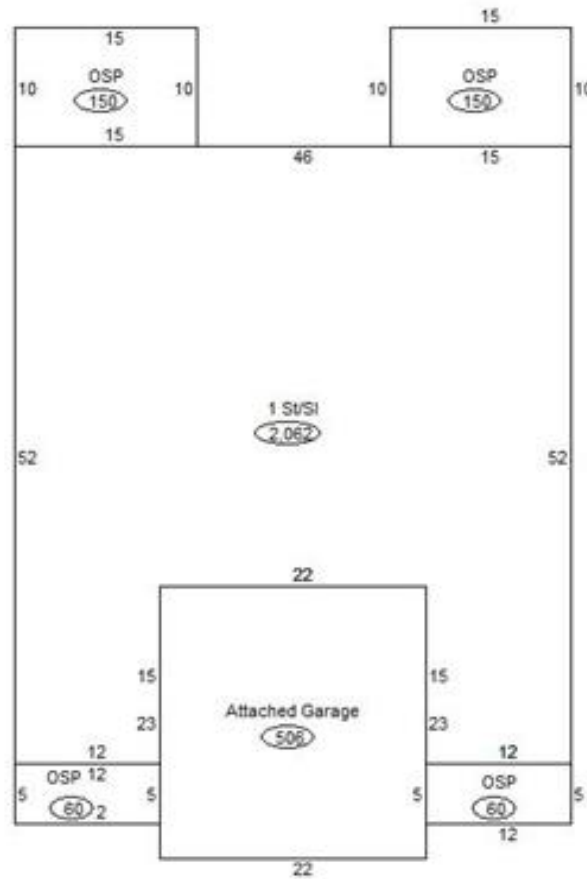
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Sketch Image

660099365



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	2,062	1.000	2,062
2	G	1		13	Attached Garage	506	1.000	506
3	M	PATO		13	Open Slab	150	1.000	150
4	M	PATO		13	Open Slab	150	1.000	150
5	M	PATO		13	Open Slab	60	1.000	60
6	M	PATO		13	Open Slab	60	1.000	60
<b>Total Building Area</b>						<b>2,062</b>		<b>2,062</b>