



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Time 09:44:50
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Assessment Data					Primary Image																																																																				
Account 660101623 Parcel ID 000000000-0000415-002-0015 Cadastral ID 30-21-16-12610 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 85 - CLRM SD-VERD TOWN/FIRE Name ID 331357 NELSON, CHAD MARK 23359 S DONNA LN CLAREMORE OK 74019-0000 Parcel Location Situs 23359 S DONNA LN Subdivision KING RIDGE III Lot/Block 0015 / 0002 Parcel Size 1 - Lots Sec/Twn/Rng 30 / 21 / 16 / 5 Neighborhood 1109 - R-V03-SW VERDIGRIS School District S001 - CLAREMORE SCHOOLS																																																																									
Legal Description Lot/Long: 36.27266054 -95.64580669																																																																									
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Lot Data		Square-Foot - NBHD 1109 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.1981		
Topography			
Street Access			
Utilities			
Amenities		0	
		0	
Method	Square-Foot		
Base Lot Value	8,631.00 x 5.63 = 48,584		
Factor Value			
Adjustments	0.8000		
Lot Value	38,867		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	80% Frame, Siding, Vinyl 20% Veneer, Masonry
Base/Total Area	1,611 / 1,611
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,611
Fixture/RghIn	11 /
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	380 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2018 / 6

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1	Test
Adusted R	0.8445	
Indicated Value	210,440	130.63 Per SqFt

Direct Comparables

Selection Model	A	Adam Test
Adjustment Model	1	2022 Residential
Comparables	8	
Indicated Value	207,440	Per SqFt

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	197,341		
Lot Value	38,867		
Indicated Value	236,208	146.62	Per SqFt
Agland Value			
Site Improvements			
Total Value	236,208	146.62	Total Value Per SqFt

Cost Approach Manual : 01/2025

Base Cost	97.88	Total Misc Impr	+	3,106
Roofing Adj	+ 4.46	Garage Cost	+	11,256
Subfloor Adj	+ -1.15	Total RCN	=	209,937
Heat/Cool Adj	+ 11.47	Depreciation (6%)	-	12,596
Plumbing Adj	+ 8.74	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	197,341
Adj Base Cost	= 121.40	Lot Value	+	38,867
Total Area	x 1,611	Indicated Value	=	236,208
Adjusted Cost	= 195,575	Value Per SqFt		146.62

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	SLAB PORCH - OPEN	140089	14x10		140	10.51		1,471
PRCH	SLAB PORCH - COVERED	140090	68		68	24.05		1,635



Rogers

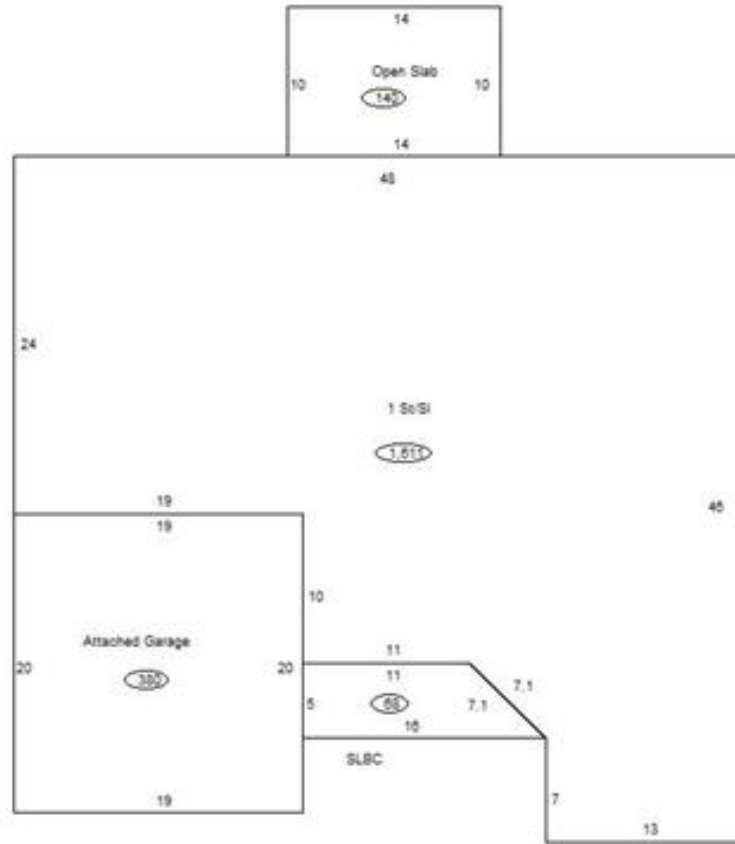
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Sketch Image

660101623



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,611	1.000	1,611
2	G	1		10	Attached Garage	380	1.000	380
3	M	PATO		10	Open Slab	140	1.000	140
4	M	PRCH		10	SLBC	68	1.000	68
Total Building Area						1,611		1,611