



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																																				
Account 660102008 Parcel ID 000000-00-0-00333-006-0008 Cadastral ID 07-22-17-03369 Property Type REAL - Real Property Property Class RRP VI Area 2 Tax Area 70 - FOYIL RURAL/FOYIL FIRE Name ID 325805 RITCHIE, SANDRA GAIL 16112 E BRENDAN CIR CLAREMORE OK 74017-0000 Parcel Location Situs 16112 E BRENDAN CIR Subdivision GRAND PRAIRIE ESTATE Lot/Block 0008 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 7 / 22 / 17 / 5 Neighborhood 1035 - R-V02-NE FOYIL School District S007 - FOYIL SCHOOLS					<p>\\tsclient\TCASEY\CASEY BOOTH VISUAL INSPECTION\2020-1\ 10/2/2020</p>																																																																				
Legal Description Lot/Long: 36.40563841 -95.54015692 LOT 8 BLOCK 1 GRAND PRAIRIE ESTATES																																																																									
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Lot Data		Square-Foot - NBHD 1035 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable	0		
Non-Ag Acres	2.4708		
Topography			
Street Access			
Utilities			
Amenities			0
			0
Method	Square-Foot		
Base Lot Value	107,628.00 x .43 = 46,509		
Factor Value			
Adjustments	1.0000		
Lot Value	46,509		



\\tsclient\TCASEY\CASEY BOOTH VISUAL INSPECTION\2020-1(10/2/2020

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	2,002 / 2,002
Style	100% One Story
HVAC	100% Warmed & Cooled Air 3 Wall Air Conditioner
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	11 /
Bed/F/H Bath	2 / 1.5 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1960 / 50

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adjusted R	0.8445
Indicated Value	107,703 53.80 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	
Indicated Value	

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	88,119		
Lot Value	46,509		
Indicated Value	134,628	67.25	Per SqFt
Agland Value			
Site Improvements			
Total Value	134,628	67.25	Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	80.69	Total Misc Impr	+ 0
Roofing Adj	+ 3.65	Garage Cost	+ 0
Subfloor Adj	+ 2.18	Total RCN	= 206,486
Heat/Cool Adj	+ 10.30	Depreciation (59%)	- 121,827
Plumbing Adj	+ 6.32	Lump Sums	+ 3,460
Basement Adj	+ 0.00	RCNLD	= 88,119
Adj Base Cost	= 103.14	Lot Value	+ 46,509
Total Area	x 2,002	Indicated Value	= 134,628
Adjusted Cost	= 206,486	Value Per SqFt	67.25

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WODO	WOOD DECK - OPEN	16123	24x14		336	15.15	50%	2,545
WODO	WOOD DECK - OPEN	16124	12x6		72	25.43	50%	915



Rogers

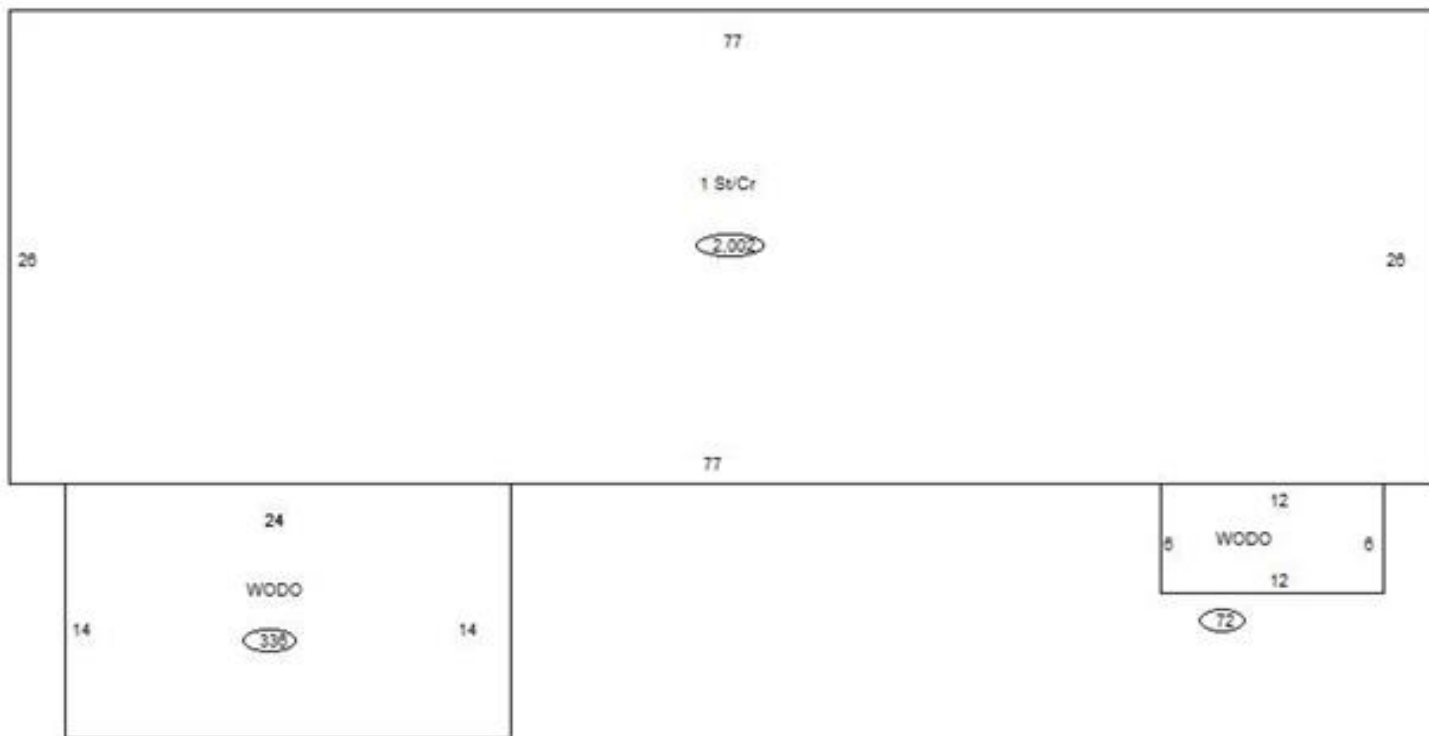
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Sketch Image

660102008



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	2,002	1.000	2,002
2	M	WODO		10	WODO	336	1.000	336
3	M	WODO		10	WODO	72	1.000	72
Total Building Area						2,002		2,002