



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 660102086 Parcel ID 000000-0-0-000136-001-0014 Cadastral ID 19-21-16-05130 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 332912 RALSTEN, ERIK JON & KRISTINA 2460 W KING LN CLAREMORE OK 74019-0000 Parcel Location Situs 02460 W KING LN Subdivision CATALAYAH CROSSING Lot/Block 0014 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 19 / 21 / 16 / 5 Neighborhood 1012 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS																																																																									
Legal Description Lat/Long: 36.28187896 -95.64381781																																																																									
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Lot Data		Square-Foot - NBHD 1012 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.388		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
			0
Method	Square-Foot		
Base Lot Value	16,902.00 x 2.34 = 39,551		
Factor Value			
Adjustments	1.0000		
Lot Value	39,551		



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-9-15\IMG_001! 9/18/2023

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	95% Veneer, Masonry 5% Frame, Siding, Wood
Base/Total Area	2,253 / 2,933
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,253
Fixture/RghIn	18 /
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	786 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2020 / 5

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	429,226 146.34 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	1
Indicated Value	291,780 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	375,793
Lot Value	39,551
Indicated Value	415,344 141.61 Per SqFt
Agland Value	
Site Improvements	24,551
Total Value	439,895 149.98 Total Value Per SqFt

Cost Approach Manual : 01/2025

Base Cost	94.85	Total Misc Impr	+	16,210
Roofing Adj	+ 3.90	Garage Cost	+	28,370
Subfloor Adj	+ -2.53	Total RCN	=	395,572
Heat/Cool Adj	+ 14.04	Depreciation (5%)	-	19,779
Plumbing Adj	+ 9.42	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	375,793
Adj Base Cost	= 119.67	Lot Value	+	39,551
Total Area	x 2,933	Indicated Value	=	415,344
Adjusted Cost	= 350,992	Value Per SqFt		141.61

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	147618	249		249	27.78		6,917
PRCH	SLAB PORCH - COVERED	147619	18x6		108	28.30		3,056
FPR1	FIREPLACE - RESIDENTIAL 1 STORY			1	1	6,236.74		6,237



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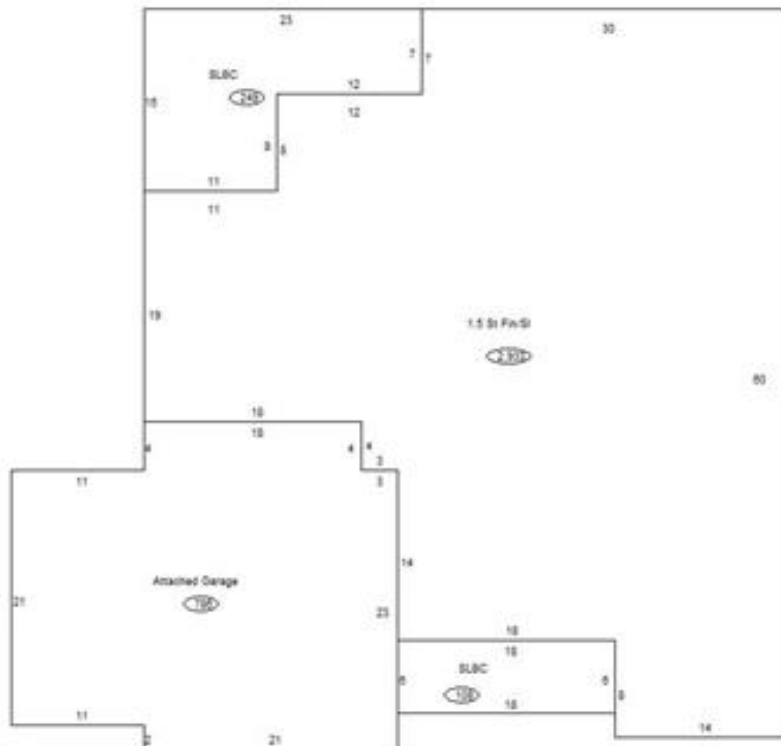
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	10	1.5 St Fin/SI	2,253	1.302	2,933
2	G	1		10	Attached Garage	786	1.000	786
3	M	PRCH		10	SLBC	249	1.000	249
4	M	PRCH		10	SLBC	108	1.000	108
5	U	^UL		10	Upper Level (1)	680	1.000	680
Total Building Area						2,253		2,933



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SV	SWIM VINYL	0x0x0			1
	Qual 4	Cond 4	Year 2023	Eff Age 2		

Valuation Summary	Modifier Total	RCN	Depr (10% Phys/ % Func)	RCNLD
Base Cost (25,000.00 x 1) 25,000		25,000	2,500	22,500



Code	Description	Dimensions	Floor	Roofing	Total Units
PATO	Slab Porch - Open	15x15x0			225
Qual 3	Cond 3	Year 2023	Eff Age 2		

Valuation Summary	Modifier Total	RCN	Depr (10% Phys/ % Func)	RCNLD
Base Cost (10.13 x 225) 2,279		2,279	228	2,051



Code	Description	Dimensions	Floor	Roofing	Total Units
GF	GAZEBO FAIR	0x0x0			
Qual	Cond	Year	Eff Age		

Valuation Summary	Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
Base Cost (2,950.00 x)				