



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 09:51:45
Page 1

Assessment Data					Primary Image																																																																					
Account 660102108 Parcel ID 000000-0-0-000136-003-0007 Cadastral ID 19-21-16-05350 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 342446 CARRICO, CHAUNCE D & JILLIAN L HOBBS-CARRICO 2540 S PIGUET LN CLAREMORE OK 74019-0000 Parcel Location Situs 02540 S PIGUET LN Subdivision CATALAYAH CROSSING Lot/Block 0007 / 0003 Parcel Size 1 - Lots Sec/Twn/Rng 19 / 21 / 16 / 5 Neighborhood 1012 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS																																																																										
Legal Description Lot/Long: 36.28081723 -95.64428146 LOT 7 BLOCK 3 CATALAYAH CROSSING																																																																										
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Lot Data		Square-Foot - NBHD 1012 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.4177		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
			0
Method	Square-Foot		
Base Lot Value	18,194.00 x 2.34 = 42,574		
Factor Value			
Adjustments	1.5502		
Lot Value	65,998		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% One Story
Exterior Wall	95% Veneer, Masonry 5% Veneer, Stone
Base/Total Area	1,909 / 1,909
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,909
Fixture/RghIn	/
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	649 Attached Garage - Finished
Remodel	
Year/Eff Age	2022 / 3

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	310,274	162.53	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	1		
Indicated Value	334,990		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	110.59	Total Misc Impr	+ 5,369
Roofing Adj	+ 5.28	Garage Cost	+ 29,808
Subfloor Adj	+ -3.36	Total RCN	= 289,532
Heat/Cool Adj	+ 14.04	Depreciation (3%)	- 8,686
Plumbing Adj	+ 6.69	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 280,846
Adj Base Cost	= 133.24	Lot Value	+ 65,998
Total Area	x 1,909	Indicated Value	= 346,844
Adjusted Cost	= 254,355	Value Per SqFt	181.69

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	280,846		
Lot Value	65,998		
Indicated Value	346,844	181.69	Per SqFt
Agland Value			
Site Improvements			
Total Value	346,844	181.69	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	155252	14x10		140	28.17		3,944
PRCH	Slab Porch - Covered	155253	10x5		50	28.49		1,425

