



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 660103629 Parcel ID 000000-00-0-10430-010-0022 Cadastral ID 05-21-16-03932 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 330028 REED, ROBERT G III & CHELSEA LYNNE 18805 TIMBERLAKE DR CLAREMORE OK 74017-0000 Parcel Location Situs 00415 N KATES AVE Subdivision STATE PREPARATORY Lot/Block 0022 / 0006 Parcel Size 2.64 - Lots Sec/Twn/Rng 5 / 21 / 16 / 5 Neighborhood 1183 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS																																																																	
Legal Description Lat/Long: 36.32285211 -95.62960521																																																																	
Legal Description S 9' LOT 11 AND ALL OF LOTS 12,13 & N 7' LOT 14 BLOCK 6 STATE PREPARATORY					Building Permits <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>R20</td> <td>R21-SPLIT</td> <td>05/2020</td> <td>01/2021</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R20	R21-SPLIT	05/2020	01/2021																																															
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Lot Data		Square-Foot - NBHD 1183 #1	
Lot Size			
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.1917		
Topography			
Street Access			
Utilities			
Amenities	LOT SIZE ADJUSTMENT	0	0
Method	Square-Foot		
Base Lot Value	8,349.00 x 5.00 = 41,745		
Factor Value			
Adjustments	1.0000		
Lot Value	41,745		



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Residential Data	
Type	5 Duplex
Condition	3 - Average
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	90% Veneer, Masonry 10% Frame, Siding, Wood
Base/Total Area	2,048 / 2,048
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,048
Fixture/RghIn	11 /
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	458 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	223,972	109.36	Per SqFt

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

Cost Approach		Manual : 01/2025	
Base Cost	100.07	Total Misc Impr	+ 6,300
Roofing Adj	+ 3.44	Garage Cost	+ 14,542
Subfloor Adj	+ 0.00	Total RCN	= 267,995
Heat/Cool Adj	+ 10.74	Depreciation (31%)	- 83,078
Plumbing Adj	+ 6.43	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 184,917
Adj Base Cost	= 120.68	Lot Value	+ 41,745
Total Area	x 2,048	Indicated Value	= 226,662
Adjusted Cost	= 247,153	Value Per SqFt	110.67

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	184,917		
Lot Value	41,745		
Indicated Value	226,662	110.67	Per SqFt
Agland Value			
Site Improvements			
Total Value	226,662	110.67	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	148655	12x5		60	24.25		1,455
PRCH	SLAB PORCH - COVERED	148656	12x5		60	24.25		1,455
PRCH	SLAB PORCH - COVERED	148657	14x5		70	24.21		1,695
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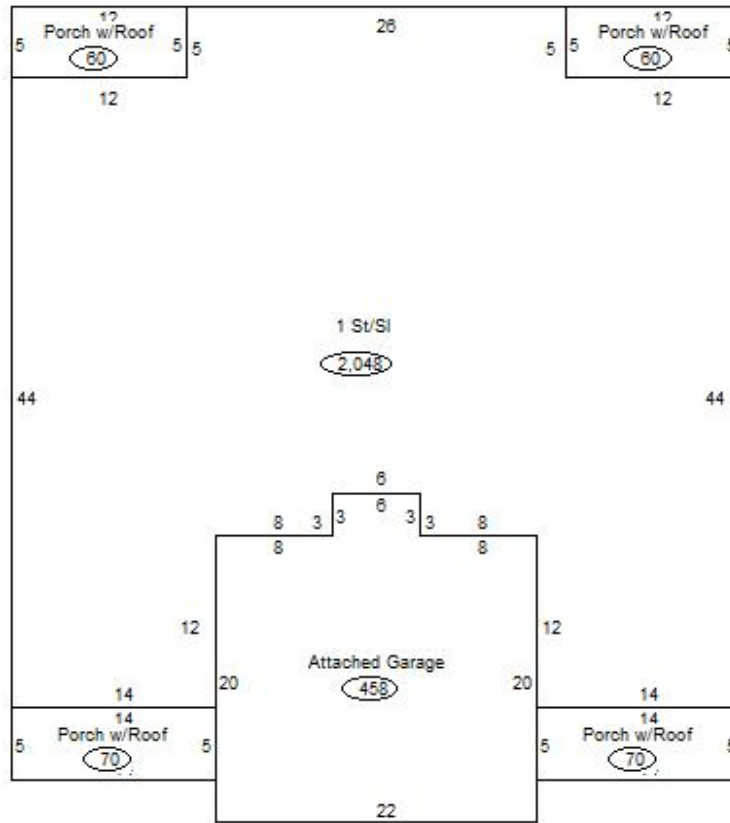
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	2,048	1.000	2,048
2	G	1		13	Attached Garage	458	1.000	458
3	M	PRCH		13	SLBC	60	1.000	60
4	M	PRCH		13	SLBC	60	1.000	60
5	M	PRCH		13	SLBC	70	1.000	70
6	M	PRCH		13	SLBC	70	1.000	70
Total Building Area						2,048		2,048