



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 10:06:44
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Assessment Data					Primary Image																																																												
Account 660103715 Parcel ID 000000-00-0-10235-003-0012 Cadastral ID 08-21-16-07433 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 337753 FOSSATI, PATRICK & MICHELLE BARONE 500 S LYNN RIGGS BLVD 136 CLAREMORE OK 74017-0000 Parcel Location Situs 00425 S CHEROKEE AVE Subdivision LOCKWOOD Lot/Block 0012 / 0001 Parcel Size 3 - Lots Sec/Twn/Rng 8 / 21 / 16 / 5 Neighborhood 1177 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS																																																																	
Legal Description Lat/Long: 36.30754740 -95.61606830																																																																	
Building Permits					\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-5-17\IMG_005 5/17/2023																																																												
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Lot Data	Square-Foot - NBHD 1177 #1	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 0.2196 Topography Street Access Utilities Amenities LAND QUALITY Method Square-Foot Base Lot Value 9,567.00 x 3.47 = 33,244 Factor Value Adjustments 1.0000 Lot Value 33,244		

Residential Data	
Type	5 Duplex
Condition	3 - Average
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	95% Veneer, Masonry 5% Frame, Siding, Wood
Base/Total Area	1,980 / 1,980
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,980
Fixture/RghIn	11 /
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	490 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2020 / 5

\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-5-17\IMG_005 5/17/2023

Cost Approach		Manual : 01/2025	
Base Cost	100.29	Total Misc Impr	+ 1,695
Roofing Adj	+ 3.44	Garage Cost	+ 15,283
Subfloor Adj	+ 0.00	Total RCN	= 256,815
Heat/Cool Adj	+ 10.74	Depreciation (14%)	- 35,954
Plumbing Adj	+ 6.66	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 220,861
Adj Base Cost	= 121.13	Lot Value	+ 33,244
Total Area	x 1,980	Indicated Value	= 254,105
Adjusted Cost	= 239,837	Value Per SqFt	128.34

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	223,494	112.88	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	2
Indicated Value	231,070 Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	220,861		
Lot Value	33,244		
Indicated Value	254,105	128.34	Per SqFt
Agland Value			
Site Improvements			
Total Value	254,105	128.34	Total Value Per SqFt

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
PRCH	SLAB PORCH - COVERED	147250	14x5		70	24.21	1,695



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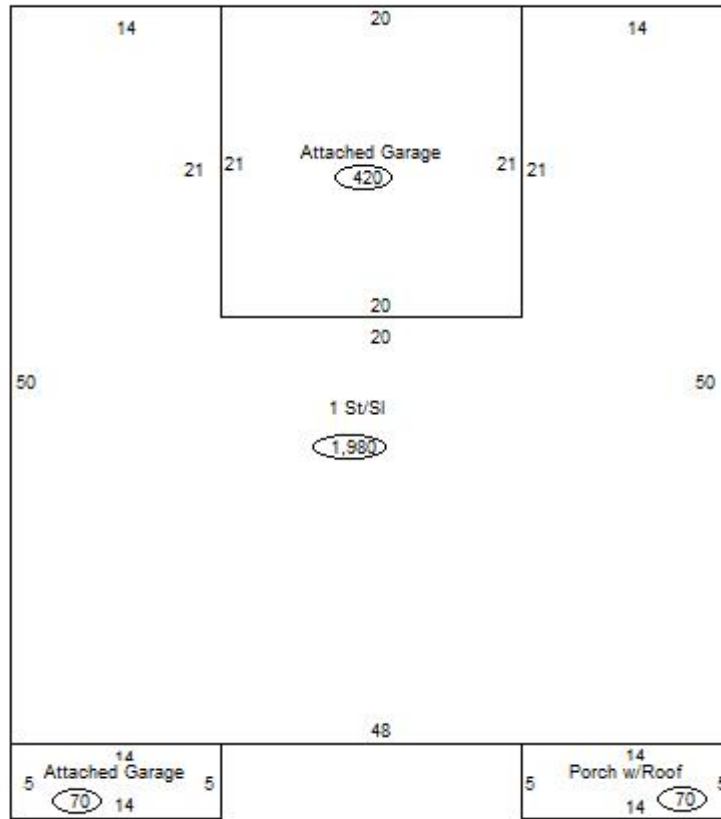
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Sketch Image

660103715



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,980	1.000	1,980
2	G	1		13	Attached Garage	420	1.000	420
3	G	1		13	Attached Garage	70	1.000	70
4	M	PRCH		13	SLBC	70	1.000	70
Total Building Area						1,980		1,980