



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Time 10:12:44
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Assessment Data					Primary Image																																																				
Account 660104341 Parcel ID 00000-0-0-0000416-001-0001 Cadastral ID 30-21-16-13510 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 85 - CLRM SD-VERD TOWN/FIRE Name ID 333923 TYNER, MARGARET DUANN 23596 S MAE DR CLAREMORE OK 74019-0000 Parcel Location Situs 23596 S MAE DR Subdivision KING RIDGE IV Lot/Block 0001 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 30 / 21 / 16 / 5 Neighborhood 1109 - R-V03-SW VERDIGRIS School District S001 - CLAREMORE SCHOOLS																																																									
Legal Description Lot/Long: 36.26975321 -95.65043333										\\tsclient\T\TOMMY DUNLAP\New folder (156)\IMG_0001.JPG 3/22/2023																																															
Building Permits LOT 1 BLOCK 1 KING RIDGE IV					<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 47</td> <td>R22- NEW 1143 SQ FT SFR</td> <td>11/2020</td> <td>05/2021</td> <td>100,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R20 47	R22- NEW 1143 SQ FT SFR	11/2020	05/2021	100,000																																						
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Lot Data		Square-Foot - NBHD 1109 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.2249		
Topography			
Street Access			
Utilities			
Amenities		0	
		0	
Method	Square-Foot		
Base Lot Value	9,797.00 x 5.38 = 52,665		
Factor Value			
Adjustments	0.8000		
Lot Value	42,132		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	75% Frame, Siding, Vinyl 25% Veneer, Masonry
Base/Total Area	1,144 / 1,144
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,144
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	389 Attached Garage - Finished
Remodel	
Year/Eff Age	2021 / 4

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	190,225	166.28	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	5		
Indicated Value	169,630		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	106.80	Total Misc Impr	+ 2,803
Roofing Adj	+ 4.84	Garage Cost	+ 14,362
Subfloor Adj	+ -1.25	Total RCN	= 170,655
Heat/Cool Adj	+ 11.47	Depreciation (4%)	- 6,826
Plumbing Adj	+ 12.31	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 163,829
Adj Base Cost	= 134.17	Lot Value	+ 42,132
Total Area	x 1,144	Indicated Value	= 205,961
Adjusted Cost	= 153,490	Value Per SqFt	180.04

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	163,829		
Lot Value	42,132		
Indicated Value	205,961	180.04	Per SqFt
Agland Value			
Site Improvements			
Total Value	205,961	180.04	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	Slab Porch - Open	150348	14x10		140	10.51		1,471
PRCH	Slab Porch - Covered	150349	12x4		48	24.12		1,158
PATO	Slab Porch - Open	150350	4x4		16	10.86		174

