



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 660104594 Parcel ID 00000-00-0-000296-001-0003 Cadastral ID 05-21-16-18230 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 335836 QUATTLEBAUM, BRIAN RANDALL & MELINDA 2887 FOREST VIEW DR CLAREMORE OK 74017-0000 Parcel Location Situs 02887 FOREST VIEW DR Subdivision ESTATES AT FOREST PARK III Lot/Block 0003 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 5 / 21 / 16 / 5 Neighborhood 1154 - R-V01-NW CLAREMORE School District S001 - CLAREMORE SCHOOLS																																																									
Legal Description Lot/Long: 36.33470203 -95.62872300																																																									
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Lot Data		Square-Foot - NBHD 1154 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.7296		
Topography			
Street Access			
Utilities			
Amenities	LOT SIZE ADJUSTMENT		0
			0
Method	Square-Foot		
Base Lot Value	31,781.00 x 3.00 = 95,343		
Factor Value			
Adjustments	1.0000		
Lot Value	95,343		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4 - Good
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,227 / 2,967
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,227
Fixture/RghIn	/
Bed/F/H Bath	4 / 3.0 / 1.0
Basement Area	
Garage Type	675 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	436,826	147.23	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	525,500		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	102.34	Total Misc Impr	+ 20,023
Roofing Adj	+ 4.44	Garage Cost	+ 38,792
Subfloor Adj	+ -3.46	Total RCN	= 437,226
Heat/Cool Adj	+ 16.31	Depreciation (4%)	- 17,489
Plumbing Adj	+ 7.91	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 419,737
Adj Base Cost	= 127.54	Lot Value	+ 95,343
Total Area	x 2,967	Indicated Value	= 515,080
Adjusted Cost	= 378,411	Value Per SqFt	173.60

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	419,737		
Lot Value	95,343		
Indicated Value	515,080	173.60	Per SqFt
Agland Value			
Site Improvements			
Total Value	515,080	173.60	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	152496	23x14		322	31.87		10,262
PRCH	Slab Porch - Covered	152497	10x4		40	33.07		1,323
PRCH	Slab Porch - Covered	152498	23		23	33.12		762
PATO	Slab Porch - Open	152499	6x5		30	14.39		432
FPR1	Fireplace - Residential 1 Story			1	1	7,243.87		7,244



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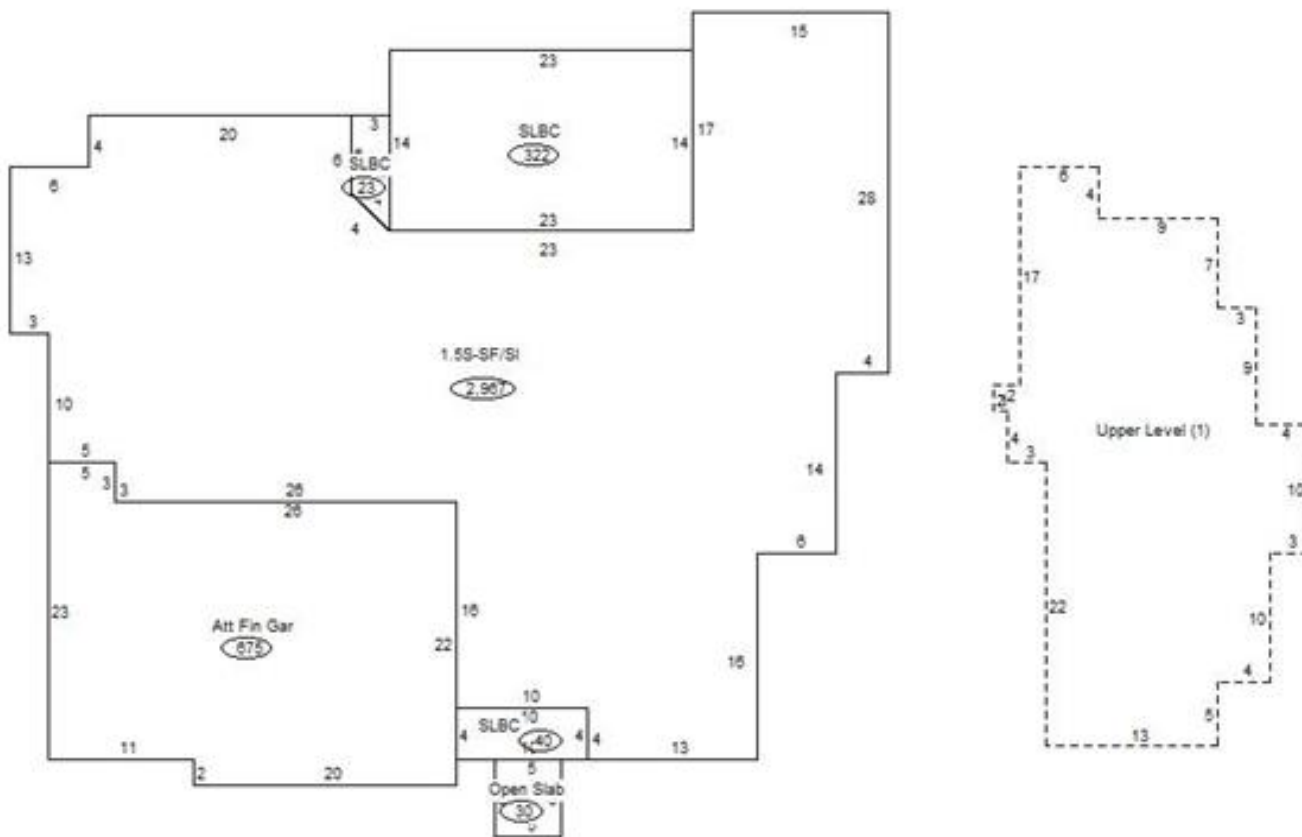
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Sketch Image

660104594



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5S-SF/SI	2,227	1.332	2,967
2	U	^UL		13	Upper Level (1)	740	1.000	740
3	G	5		13	Att Fin Gar	675	1.000	675
4	M	PRCH		13	SLBC	322	1.000	322
5	M	PRCH		13	SLBC	40	1.000	40
6	M	PRCH		13	SLBC	23	1.000	23
7	M	PATO		13	Open Slab	30	1.000	30
Total Building Area						2,227		2,967