



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 10:18:50  
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Assessment Data					Primary Image																																																				
<b>Account</b> 660104604 <b>Parcel ID</b> 00000-00-0-000296-003-0003 <b>Cadastral ID</b> 05-21-16-18330 <b>Property Type</b> REAL - Real Property <b>Property Class</b> URP VI Area 1 <b>Tax Area</b> 17 - CLAREMORE OT <b>Name ID</b> 335526 TODD, GREGORY & SUSAN MARY  2791 FOREST HILL WAY CLAREMORE OK 74017-0000  <b>Parcel Location</b> <b>Situs</b> 02791 FOREST HILL WAY <b>Subdivision</b> ESTATES AT FOREST PARK III <b>Lot/Block</b> 0003 / 0003 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 5 / 21 / 16 / 5 <b>Neighborhood</b> 1154 - R-V01-NW CLAREMORE <b>School District</b> S001 - CLAREMORE SCHOOLS					<p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-4-5\IMG_0035. 4/5/2023</p>																																																				
<b>Legal Description</b> Lot/Long: 36.33464415 -95.62519879																																																									
<b>LOT 3 BLOCK 3 ESTATES AT FOREST PARK III</b>					<b>Building Permits</b> <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 0524</td> <td>R22- NEW 2707 SQ FT SFR</td> <td>12/2020</td> <td>09/2021</td> <td>210,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R20 0524	R22- NEW 2707 SQ FT SFR	12/2020	09/2021	210,000																																						
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Lot Data		Square-Foot - NBHD 1154 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.5072		
Topography			
Street Access			
Utilities			
Amenities	LOT SIZE ADJUSTMENT		0
			0
Method	Square-Foot		
Base Lot Value	22,095.00 x 3.00 = 66,285		
Factor Value			
Adjustments	1.0000		
Lot Value	66,285		



\\tsclient\TLOGAN\LOGAN RESIDENTIAL VI\2023-4-5\IMG\_0035. 4/5/2023

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4 - Good
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,871 / 2,871
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,871
Fixture/RghIn	/
Bed/F/H Bath	4 / 2.0 / 1.0
Basement Area	
Garage Type	688 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	428,565	149.27	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	470,700		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	109.98	Total Misc Impr	+ 19,298
Roofing Adj	+ 5.69	Garage Cost	+ 39,429
Subfloor Adj	+ -4.37	Total RCN	= 443,384
Heat/Cool Adj	+ 16.31	Depreciation ( 4%)	- 17,735
Plumbing Adj	+ 6.37	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 425,649
Adj Base Cost	= 133.98	Lot Value	+ 66,285
Total Area	x 2,871	Indicated Value	= 491,934
Adjusted Cost	= 384,657	Value Per SqFt	171.35

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	425,649		
Lot Value	66,285		
Indicated Value	491,934	171.35	Per SqFt
Agland Value			
Site Improvements			
Total Value	491,934	171.35	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	151599	7x7		49	33.04		1,619
PRCH	Slab Porch - Covered	151600	23x14		322	31.87		10,262
PATO	Slab Porch - Open	151601	4x3		12	14.39		173
FPR1	Fireplace - Residential 1 Story			1	1	7,243.87		7,244



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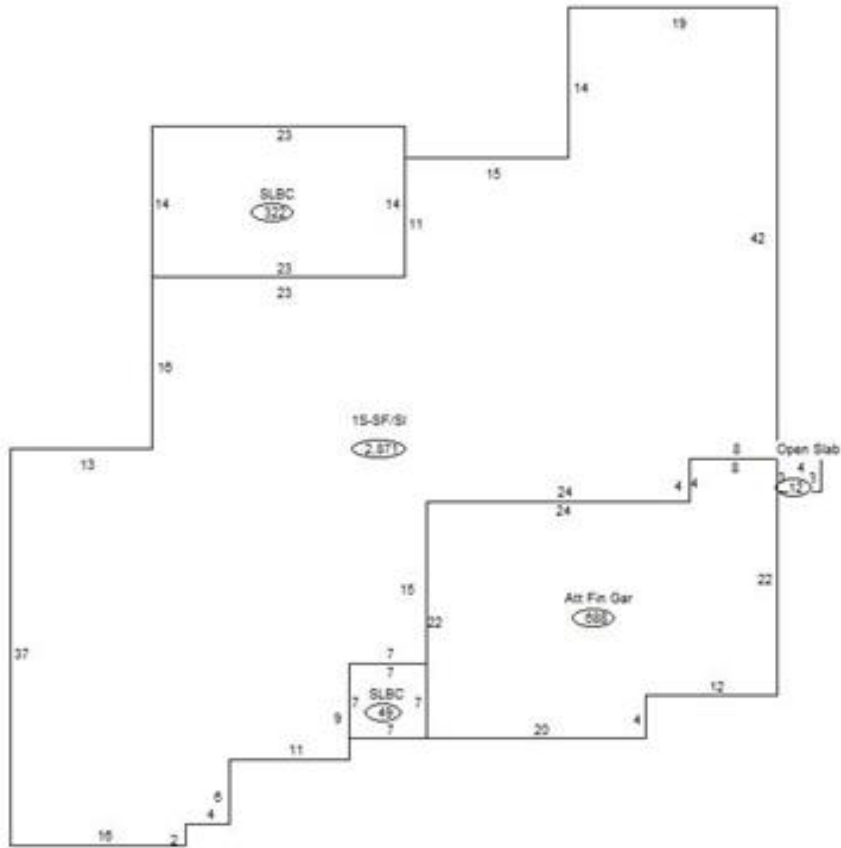
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Sketch Image

660104604



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1S-SF/SI	2,871	1.000	2,871
2	G	5		13	Att Fin Gar	688	1.000	688
3	M	PRCH		13	SLBC	49	1.000	49
4	M	PRCH		13	SLBC	322	1.000	322
5	M	PATO		13	Open Slab	12	1.000	12
<b>Total Building Area</b>						<b>2,871</b>		<b>2,871</b>