



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																																
<b>Account</b> 660106324 <b>Parcel ID</b> 000000-0002-003-0-000-00 <b>Cadastral ID</b> 20-21-16-12130 <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> 337862 PURTLE, JOSEPH WAYNE & LORI BETH  1012 RAVEN DR CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 01012 RAVEN DR <b>Subdivision</b> RED PLAINS PHASE I <b>Lot/Block</b> 0003 / 0002 Parcel Size 1 - Lots <b>Sec/Twn/Rng</b> 20 / 21 / 16 / 5 <b>Neighborhood</b> 1166 - R-V01-SW CLAREMORE <b>School District</b> S001 - CLAREMORE SCHOOLS																																																																					
<b>Legal Description</b> Lot/Long: 36.28734013 -95.62088220 LOT 3 BLOCK 2 RED PLAINS PHASE I																																																																					
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Lot Data		Square-Foot - NBHD 1166 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.1812		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
			0
Method	Square-Foot		
Base Lot Value	7,892.00 x 5.65 = 44,584		
Factor Value			
Adjustments	1.0000		
Lot Value	44,584		



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-10-5\IMG\_000! 10/5/2023

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	30% Veneer, Masonry 70% Frame, Siding, Vinyl
Base/Total Area	1,560 / 1,560
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,560
Fixture/RghIn	/
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	380 Attached Garage - Finished
Remodel	
Year/Eff Age	2022 / 3

### GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

### Multiple Regression

MRA Code	1	Test
Adusted R	0.8445	
Indicated Value	217,980	139.73 Per SqFt

### Direct Comparables

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

### Value Reconciliation

Selected Approach	Cost Approach		
Improvements	194,980		
Lot Value	44,584		
Indicated Value	239,564	153.57	Per SqFt
Agland Value			
Site Improvements			
Total Value	239,564	153.57	Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	97.04	Total Misc Impr	+ 2,150
Roofing Adj	+ 4.38	Garage Cost	+ 14,109
Subfloor Adj	+ -1.15	Total RCN	= 201,010
Heat/Cool Adj	+ 11.47	Depreciation ( 3%)	- 6,030
Plumbing Adj	+ 6.69	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 194,980
Adj Base Cost	= 118.43	Lot Value	+ 44,584
Total Area	x 1,560	Indicated Value	= 239,564
Adjusted Cost	= 184,751	Value Per SqFt	153.57

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	153815	15x3		45	24.13		1,086
PATO	Slab Porch - Open	153816	14x7		98	10.86		1,064



# Rogers

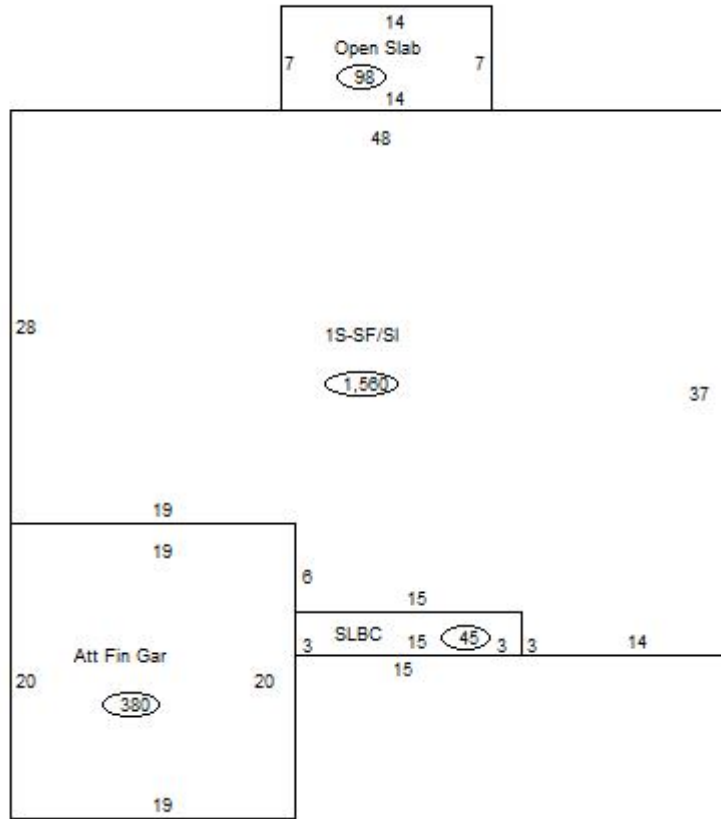
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Sketch Image

660106324



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1S-SF/SI	1,560	1.000	1,560
2	G	5		13	Att Fin Gar	380	1.000	380
3	M	PRCH		13	SLBC	45	1.000	45
4	M	PATO		13	Open Slab	98	1.000	98
<b>Total Building Area</b>						<b>1,560</b>		<b>1,560</b>