



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 660106335 Parcel ID 000000-0002-014-0-000-00 Cadastral ID 20-21-16-12240 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 343968 PINKSTON, CHRISTIAN XAVIER & HEAVEN RENEE 904 RAVEN DR CLAREMORE OK 74019-0000 Parcel Location Situs 00904 RAVEN DR Subdivision RED PLAINS PHASE I Lot/Block 0014 / 0002 Parcel Size 1 - Lots Sec/Twn/Rng 20 / 21 / 16 / 5 Neighborhood 1166 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS					<p>660106335_001.JPG 4/9/2024</p>																																																																
Legal Description Lat/Long: 36.28730521 -95.61788784 LOT 14 BLOCK 2 RED PLAINS PHASE I																																																																					
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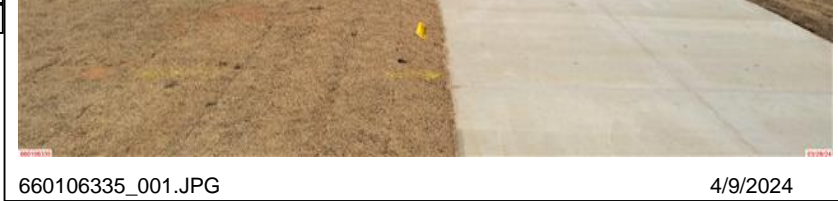
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Lot Data	Square-Foot - NBHD 1166 #1	Primary Image
Lot Size	0 0	
Lot Count	1	
Units Buildable		
Non-Ag Acres	0.1747	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY 0	
	0	
Method	Square-Foot	
Base Lot Value	7,612.00 x 5.78 = 44,024	
Factor Value		
Adjustments	1.0029	
Lot Value	44,152	

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	1,492 / 1,492
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,492
Fixture/RghIn	/
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	427 Attached Garage - Finished
Remodel	
Year/Eff Age	2024 / 2



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adjusted R	
Indicated Value	

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

Cost Approach				Manual : 01/2025			
Base Cost	99.84	Total Misc Impr	+ 3,851				
Roofing Adj	+ 4.52	Garage Cost	+ 15,338				
Subfloor Adj	+ -1.16	Total RCN	= 200,706				
Heat/Cool Adj	+ 11.47	Depreciation (2%)	- 4,014				
Plumbing Adj	+ 6.99	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 196,692				
Adj Base Cost	= 121.66	Lot Value	+ 44,152				
Total Area	x 1,492	Indicated Value	= 240,844				
Adjusted Cost	= 181,517	Value Per SqFt	161.42				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	196,692		
Lot Value	44,152		
Indicated Value	240,844	161.42	Per SqFt
Agland Value			
Site Improvements			
Total Value	240,844	161.42	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	159903	7x5		35	24.16		846
PRCH	Slab Porch - Covered	159904	14x9		126	23.85		3,005



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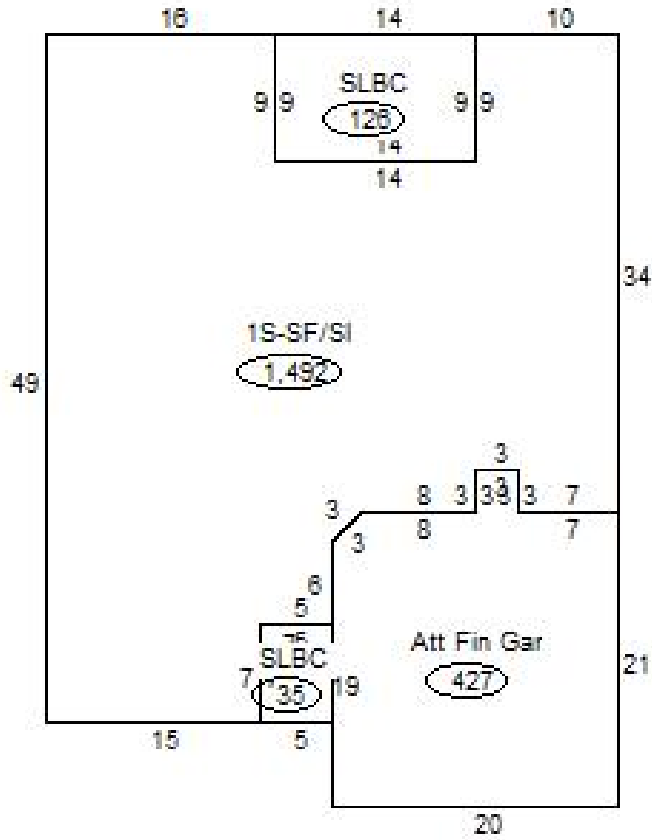
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1S-SF/Sl	1,492	1.000	1,492
2	G	5		20	Att Fin Gar	427	1.000	427
3	M	PRCH		20	SLBC	35	1.000	35
4	M	PRCH		20	SLBC	126	1.000	126
Total Building Area						1,492		1,492