



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 660106337 Parcel ID 000000-0002-016-0-000-00 Cadastral ID 20-21-16-12260 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 343965 OCASIO, ESTHER NOEMI PO BOX 690421 TULSA OK 74169-0000 Parcel Location Situs 00900 RAVEN DR Subdivision RED PLAINS PHASE I Lot/Block 0016 / 0002 Parcel Size 1 - Lots Sec/Twn/Rng 20 / 21 / 16 / 5 Neighborhood 1166 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS					<p>660106337_001.JPG 4/9/2024</p>																																																																
Legal Description Lot/Long: 36.28731760 -95.61722687 LOT 16 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	0.4716		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
			0
Method	Square-Foot		
Base Lot Value	20,542.00 x 2.56 = 52,490		
Factor Value			
Adjustments	1.1411		
Lot Value	59,896		



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4/9/2024

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	1,321 / 1,321
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,321
Fixture/RghIn	/
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	380 Attached Garage - Finished
Remodel	
Year/Eff Age	2024 / 2

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	100.50	Total Misc Impr	+ 3,959
Roofing Adj	+ 4.55	Garage Cost	+ 14,109
Subfloor Adj	+ -1.17	Total RCN	= 180,881
Heat/Cool Adj	+ 11.47	Depreciation (2%)	- 3,618
Plumbing Adj	+ 7.90	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 177,263
Adj Base Cost	= 123.25	Lot Value	+ 59,896
Total Area	x 1,321	Indicated Value	= 237,159
Adjusted Cost	= 162,813	Value Per SqFt	179.53

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	177,263		
Lot Value	59,896		
Indicated Value	237,159	179.53	Per SqFt
Agland Value			
Site Improvements			
Total Value	237,159	179.53	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	159911	12x5		60	24.08		1,445
PRCH	Slab Porch - Covered	159912	15x7		105	23.94		2,514



Rogers

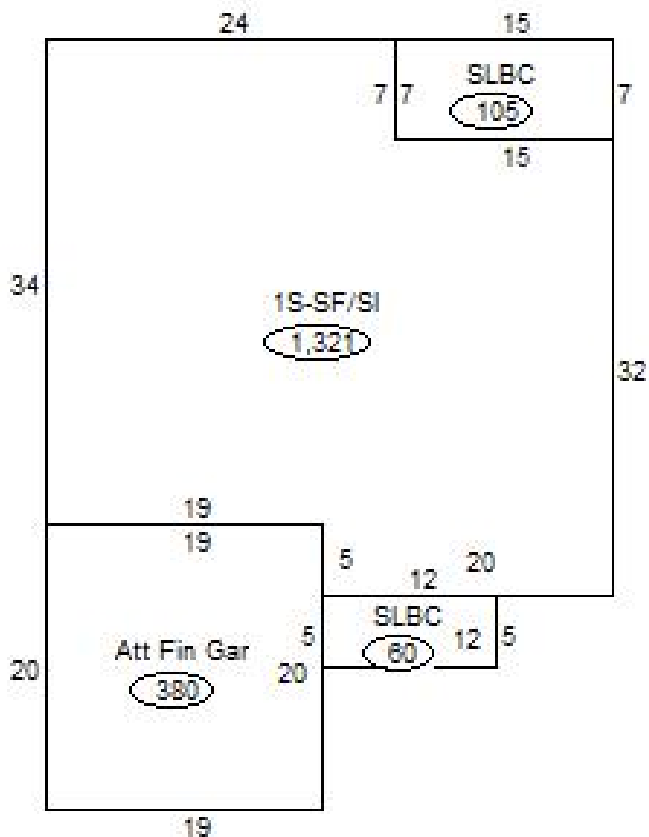
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Sketch Image

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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/SI	1,321	1.000	1,321
2	G	5		20	Att Fin Gar	380	1.000	380
3	M	PRCH		20	SLBC	60	1.000	60
4	M	PRCH		20	SLBC	105	1.000	105
Total Building Area						1,321		1,321