



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 660106340 Parcel ID 000000-0003-003-0-000-00 Cadastral ID 20-21-16-12290 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 338902 CURTSINGER, RICHARD JR & DIANNA 1905 S AMARILLO DR CLAREMORE OK 74019-0000 Parcel Location Situs 01905 S AMARILLO DR Subdivision RED PLAINS PHASE I Lot/Block 0003 / 0003 Parcel Size 1 - Lots Sec/Twn/Rng 20 / 21 / 16 / 5 Neighborhood 1166 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS																																																																					
Legal Description Lot/Long: 36.28655989 -95.62385796 LOT 3 BLOCK 3 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	0.2172		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
			0
Method	Square-Foot		
Base Lot Value	9,462.00 x 5.04 = 47,724		
Factor Value			
Adjustments	1.0000		
Lot Value	47,724		



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-10-5\IMG_001; 10/5/2023

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	40% Veneer, Masonry 60% Frame, Siding, Vinyl
Base/Total Area	1,628 / 1,628
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,628
Fixture/RghIn	/
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	392 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	223,224	137.12	Per SqFt

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

Cost Approach				Manual : 01/2025	
Base Cost	99.53	Total Misc Impr	+	3,336	
Roofing Adj	+ 4.45	Garage Cost	+	14,441	
Subfloor Adj	+ -1.15	Total RCN	=	214,293	
Heat/Cool Adj	+ 11.47	Depreciation (3%)	-	6,429	
Plumbing Adj	+ 6.41	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	207,864	
Adj Base Cost	= 120.71	Lot Value	+	47,724	
Total Area	x 1,628	Indicated Value	=	255,588	
Adjusted Cost	= 196,516	Value Per SqFt		157.00	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	207,864		
Lot Value	47,724		
Indicated Value	255,588	157.00	Per SqFt
Agland Value			
Site Improvements			
Total Value	255,588	157.00	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	154958	13x8		104	23.94		2,490
PRCH	Slab Porch - Covered	154959	7x5		35	24.16		846



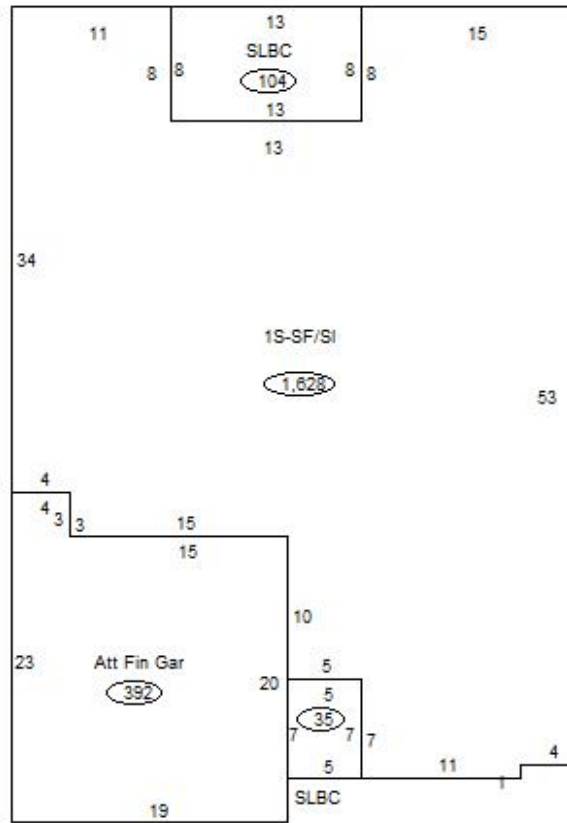
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Sketch Image

660106340



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1S-SF/Sl	1,628	1.000	1,628
2	G	5		13	Att Fin Gar	392	1.000	392
3	M	PRCH		13	SLBC	104	1.000	104
4	M	PRCH		13	SLBC	35	1.000	35
Total Building Area						1,628		1,628