



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 660106366 Parcel ID 000000-0006-003-0-000-00 Cadastral ID 20-21-16-12550 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 338510 YOUNG, LEONARD WYNN & JEANNETTE LEE 1107 W CHEYENNE LN CLAREMORE OK 74019-0000 Parcel Location Situs 01107 W CHEYENNE LN Subdivision RED PLAINS PHASE I Lot/Block 0003 / 0006 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: 36.28606941 -95.62268522 LOT 3 BLOCK 6 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	0.1614		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
			0
Method	Square-Foot		
Base Lot Value	7,033.00 x 6.00 = 42,198		
Factor Value			
Adjustments	1.5000		
Lot Value	63,297		



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

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	90% Veneer, Masonry 10% Frame, Siding, Vinyl
Base/Total Area	1,253 / 1,253
Style	100% One Story
HVAC	
Roof Cover	1 Composition Shingle
Area on Slab	1,253
Fixture/RghIn	/
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	323 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	194,053	154.87	Per SqFt

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

Cost Approach		Manual : 01/2025	
Base Cost	108.13	Total Misc Impr	+ 4,245
Roofing Adj	+ 4.60	Garage Cost	+ 12,613
Subfloor Adj	+ -1.18	Total RCN	= 167,068
Heat/Cool Adj	+ 0.00	Depreciation (3%)	- 5,012
Plumbing Adj	+ 8.33	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 162,056
Adj Base Cost	= 119.88	Lot Value	+ 63,297
Total Area	x 1,253	Indicated Value	= 225,353
Adjusted Cost	= 150,210	Value Per SqFt	179.85

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	162,056		
Lot Value	63,297		
Indicated Value	225,353	179.85	Per SqFt
Agland Value			
Site Improvements			
Total Value	225,353	179.85	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	153786	15x7		105	23.94		2,514
PRCH	Slab Porch - Covered	153788	12x6		72	24.04		1,731



Rogers

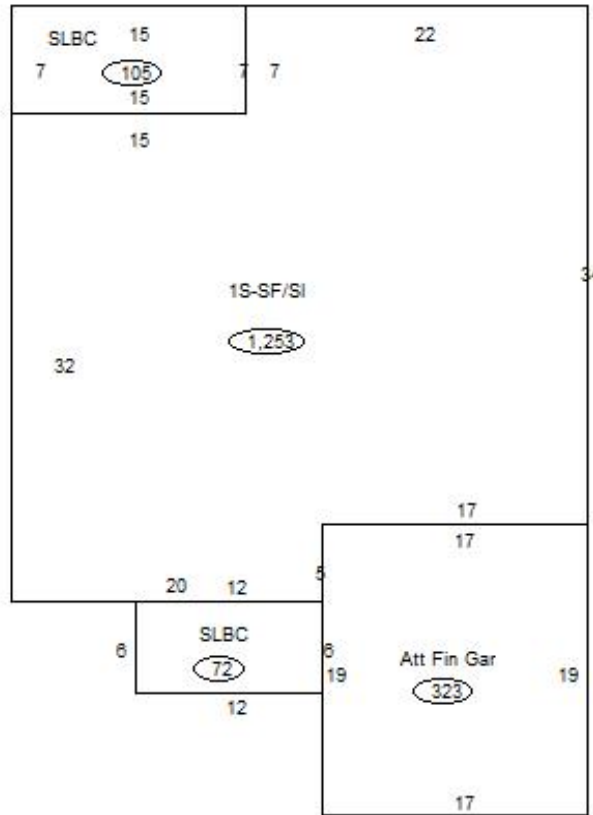
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1S-SF/SI	1,253	1.000	1,253
2	M	PRCH		13	SLBC	105	1.000	105
3	G	5		13	Att Fin Gar	323	1.000	323
4	M	PRCH		13	SLBC	72	1.000	72
Total Building Area						1,253		1,253