



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 10:47:08
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Assessment Data					Primary Image																																																	
Account 660106367 Parcel ID 000000-0006-004-0-000-00 Cadastral ID 20-21-16-12560 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 338482 CARNEY, ASHLEY NICOLE & TYLER WAYNE MESSIMORE 1105 W CHEYENNE LN CLAREMORE OK 74019-0000 Parcel Location Situs 01105 W CHEYENNE LN Subdivision RED PLAINS PHASE I Lot/Block 0004 / 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: 36.28607015 -95.62247198																																																						
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Lot Data		Square-Foot - NBHD 1166 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.1642		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	7,152.00 x 6.00 = 42,912		
Factor Value			
Adjustments	1.2000		
Lot Value	51,494		



\\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	40% Veneer, Masonry 60% Frame, Siding, Vinyl
Base/Total Area	1,387 / 1,387
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,387
Fixture/RghIn	/
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	390 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	208,261	150.15	Per SqFt

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

Cost Approach		Manual : 01/2025	
Base Cost	103.15	Total Misc Impr	+ 3,586
Roofing Adj	+ 4.61	Garage Cost	+ 14,391
Subfloor Adj	+ -1.21	Total RCN	= 192,115
Heat/Cool Adj	+ 11.47	Depreciation (3%)	- 5,763
Plumbing Adj	+ 7.53	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 186,352
Adj Base Cost	= 125.55	Lot Value	+ 51,494
Total Area	x 1,387	Indicated Value	= 237,846
Adjusted Cost	= 174,138	Value Per SqFt	171.48

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	186,352		
Lot Value	51,494		
Indicated Value	237,846	171.48	Per SqFt
Agland Value			
Site Improvements			
Total Value	237,846	171.48	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	153859	14x9		126	23.85		3,005
PRCH	Slab Porch - Covered	153860	6x4		24	24.19		581



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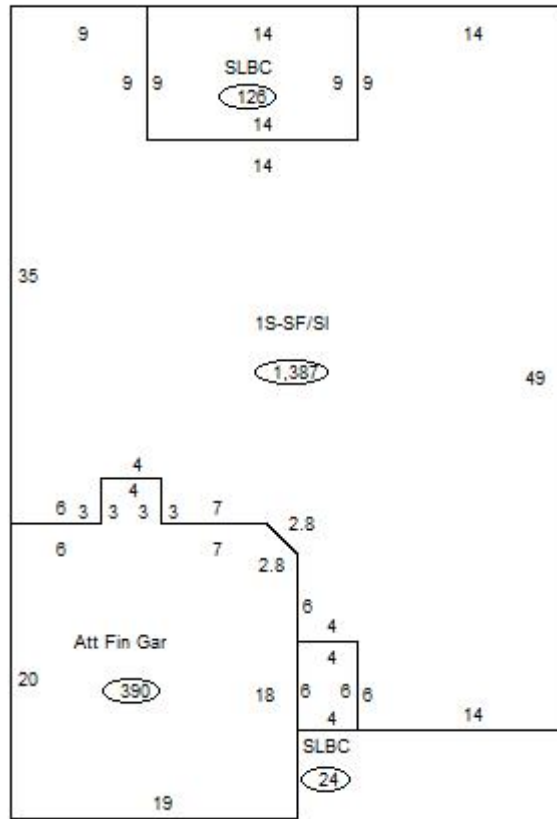
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1S-SF/SI	1,387	1.000	1,387
2	G	5		13	Att Fin Gar	390	1.000	390
3	M	PRCH		13	SLBC	126	1.000	126
4	M	PRCH		13	SLBC	24	1.000	24
Total Building Area						1,387		1,387