



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 10:56:44
Page 1

Assessment Data					Primary Image																																									
Account 660107256 Parcel ID 000000-0001-011-0-000-00 Cadastral ID 20-21-16-13060 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 346638 YARBROUGH, CHAD ALAN & JENNA DAWN 1110 W ABILENE RD CLAREMORE OK 74019-0000 Parcel Location Situs 01110 W ABILENE RD Subdivision RED PLAINS PHASE II Lot/Block 0011 / 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: 36.28586015 -95.62343262																																														
Building Permits					<table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td>R22 22-6</td> <td>R23 NEW SFR 1446 SQ FT</td> <td>11/2022</td> <td>05/2023</td> <td>163,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R22 22-6	R23 NEW SFR 1446 SQ FT	11/2022	05/2023	163,000																											
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Lot Data		Square-Foot - NBHD 1166 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.1983		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
			0
Method	Square-Foot		
Base Lot Value	8,636.00 x 5.33 = 46,072		
Factor Value			
Adjustments	0.9594		
Lot Value	44,201		



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-10-10\IMG_00 10/10/2023

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	1,440 / 1,440
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,440
Fixture/RghIn	/
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	410 Attached Garage - Finished
Remodel	
Year/Eff Age	2023 / 2

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	
Adusted 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	100.80	Total Misc Impr	+	3,851
Roofing Adj	+ 4.56	Garage Cost	+	14,920
Subfloor Adj	+ -1.19	Total RCN	=	195,718
Heat/Cool Adj	+ 11.47	Depreciation (2%)	-	3,914
Plumbing Adj	+ 7.24	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	191,804
Adj Base Cost	= 122.88	Lot Value	+	44,201
Total Area	x 1,440	Indicated Value	=	236,005
Adjusted Cost	= 176,947	Value Per SqFt		163.89

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	191,804		
Lot Value	44,201		
Indicated Value	236,005	163.89	Per SqFt
Agland Value			
Site Improvements			
Total Value	236,005	163.89	Total Value Per SqFt

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	156967	7x5		35	24.16		846
PRCH	Slab Porch - Covered	156968	14x9		126	23.85		3,005

