



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 10:58:06
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Assessment Data					Primary Image																																																	
Account 660107298 Parcel ID 000000-0004-003-0-000-00 Cadastral ID 20-21-16-13480 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 341474 ARMBRISTER, KEYSHA D & JEFFERY L 2005 S AMARILLO DR CLAREMORE OK 74019-0000 Parcel Location Situs 02005 S AMARILLO DR Subdivision RED PLAINS PHASE II Lot/Block 0003 / 0009 Parcel Size 1 - Lots Sec/Twn/Rng 20 / 21 / 16 / 5 Neighborhood 1166 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS					<p>\\tsclient\T\ROB STUFF\2023-5-9\IMG_0001.JPG 5/9/2023</p>																																																	
Legal Description Lot/Long: 36.28573523 -95.62361473 LOT 3 BLOCK 9 RED PLAINS PHASE II																																																						
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Lot Data		Square-Foot - NBHD 1166 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.1577		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	6,871.00 x 6.00 = 41,226		
Factor Value			
Adjustments	0.8732		
Lot Value	35,999		



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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	1,636 / 1,636
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,636
Fixture/RghIn	/
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	412 Attached Garage - Finished
Remodel	
Year/Eff Age	2023 / 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	

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	208,376		
Lot Value	35,999		
Indicated Value	244,375	149.37	Per SqFt
Agland Value			
Site Improvements			
Total Value	244,375	149.37	Total Value Per SqFt

Cost Approach Manual : 01/2025

Base Cost	98.03	Total Misc Impr	+	2,699
Roofing Adj	+ 4.44	Garage Cost	+	14,968
Subfloor Adj	+ -1.15	Total RCN	=	212,629
Heat/Cool Adj	+ 11.47	Depreciation (2%)	-	4,253
Plumbing Adj	+ 6.38	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	208,376
Adj Base Cost	= 119.17	Lot Value	+	35,999
Total Area	x 1,636	Indicated Value	=	244,375
Adjusted Cost	= 194,962	Value Per SqFt		149.37

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	157000	68		68	24.05		1,635
PATO	Slab Porch - Open	157001	14x7		98	10.86		1,064

