



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 660107600 Parcel ID 000000-0003-006-0-000-00 Cadastral ID 05-21-16-18870 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 343753 COLBERT, CHRISTOPHER JAMESCLAY & ESTHER LUANNA 2808 SPRING CREEK ST CLAREMORE OK 74017-0000 Parcel Location Situs 02808 SPRING CREEK ST Subdivision ESTATES AT STONE CREEK Lot/Block 0006 / 0003 Parcel Size 1 - Lots Sec/Twn/Rng 5 / 21 / 16 / 5 Neighborhood 1154 - R-V01-NW CLAREMORE School District S001 - CLAREMORE SCHOOLS					<p style="text-align: right; color: orange;">02/12/2024</p> <p>\\tsclient\T\ROB STUFF\2024-2-12\IMG_0027.JPG 2/12/2024</p>																																																																
Legal Description Lat/Long: 36.33562559 -95.62095150 LOT 6 BLOCK 3 ESTATES AT STONE CREEK																																																																					
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Lot Data		Square-Foot - NBHD 1154 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.208		
Topography			
Street Access			
Utilities			
Amenities	LOT SIZE ADJUSTMENT		0
			0
Method	Square-Foot		
Base Lot Value	9,061.00 x 3.00 = 27,183		
Factor Value			
Adjustments	1.3000		
Lot Value	35,338		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	75% Veneer, Masonry 25% Frame, Siding, Wood
Base/Total Area	1,874 / 1,874
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,874
Fixture/RghIn	/
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	400 Attached Garage - Finished
Remodel	
Year/Eff Age	2024 / 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	6
Indicated Value	272,990 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	258,172		
Lot Value	35,338		
Indicated Value	293,510	156.62	Per SqFt
Agland Value			
Site Improvements			
Total Value	293,510	156.62	Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	106.91	Total Misc Impr	+ 6,189
Roofing Adj	+ 4.76	Garage Cost	+ 17,024
Subfloor Adj	+ -2.26	Total RCN	= 263,441
Heat/Cool Adj	+ 12.64	Depreciation (2%)	- 5,269
Plumbing Adj	+ 6.14	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 258,172
Adj Base Cost	= 128.19	Lot Value	+ 35,338
Total Area	x 1,874	Indicated Value	= 293,510
Adjusted Cost	= 240,228	Value Per SqFt	156.62

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	159520	15x7		105	26.60		2,793
PRCH	Slab Porch - Covered	159521	16x8		128	26.53		3,396



Rogers

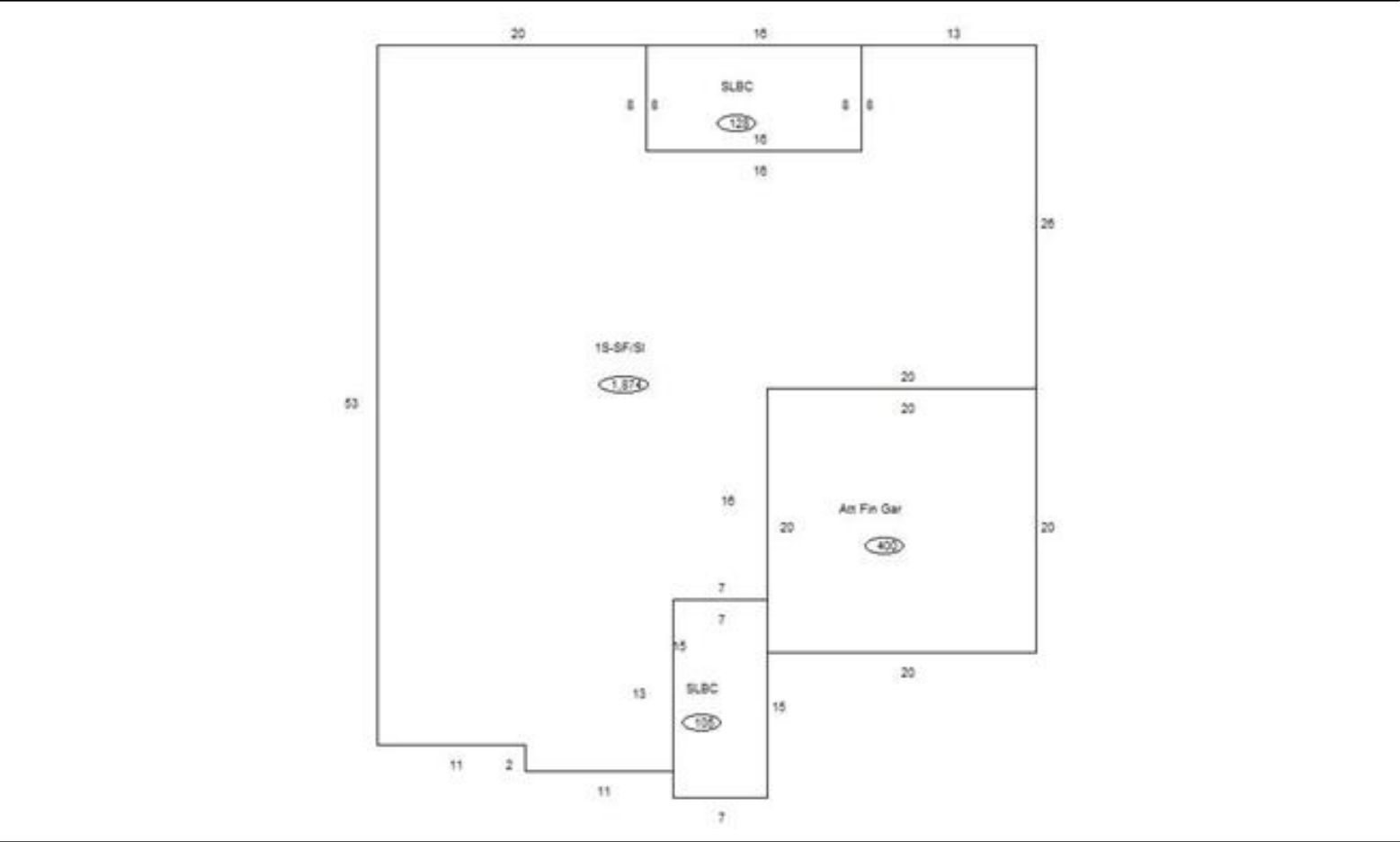
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Sketch Image

660107600



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1S-SF/Sl	1,874	1.000	1,874
2	G	5		10	Att Fin Gar	400	1.000	400
3	M	PRCH		10	SLBC	105	1.000	105
4	M	PRCH		10	SLBC	128	1.000	128
Total Building Area						1,874		1,874