



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Time 11:01:21
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Assessment Data					Primary Image																																																	
Account 660107602 Parcel ID 000000-0003-008-0-000-00 Cadastral ID 05-21-16-18890 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 343606 STICKNEY, BRANSON & SAMANTHA 2708 SPRING CREEK ST CLAREMORE OK 74017-0000 Parcel Location Situs 02708 SPRING CREEK ST Subdivision ESTATES AT STONE CREEK Lot/Block 0008 / 0003 Parcel Size 1 - Lots Sec/Twn/Rng 5 / 21 / 16 / 5 Neighborhood 1154 - R-V01-NW CLAREMORE School District S001 - CLAREMORE SCHOOLS					<p>\\tsclient\T\ROB STUFF\2024-2-12\IMG_0035.JPG 2/12/2024</p>																																																	
Legal Description Lat/Long: 36.33519069 -95.62129601 LOT 8 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	0.1729		
Topography			
Street Access			
Utilities			
Amenities	LOT SIZE ADJUSTMENT	0	0
Method	Square-Foot		
Base Lot Value	7,531.00 x 3.00 = 22,593		
Factor Value			
Adjustments	2.3000		
Lot Value	51,964		



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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% Veneer, Masonry 25% Frame, Siding, Wood
Base/Total Area	1,792 / 1,792
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,792
Fixture/RghIn	/
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	380 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	275,790 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	231,427		
Lot Value	51,964		
Indicated Value	283,391	158.14	Per SqFt
Agland Value			
Site Improvements			
Total Value	283,391	158.14	Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	100.87	Total Misc Impr	+ 4,510
Roofing Adj	+ 4.37	Garage Cost	+ 14,109
Subfloor Adj	+ -1.15	Total RCN	= 236,150
Heat/Cool Adj	+ 11.47	Depreciation (2%)	- 4,723
Plumbing Adj	+ 5.83	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 231,427
Adj Base Cost	= 121.39	Lot Value	+ 51,964
Total Area	x 1,792	Indicated Value	= 283,391
Adjusted Cost	= 217,531	Value Per SqFt	158.14

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	159542	9x5		45	24.13		1,086
PRCH	Slab Porch - Covered	159543	18x8		144	23.78		3,424



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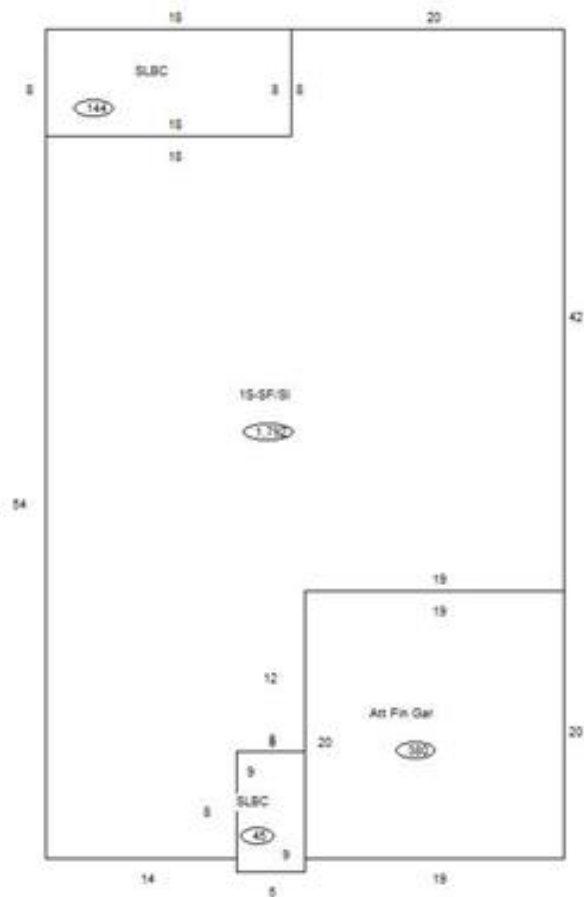
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1S-SF/SI	1,792	1.000	1,792
2	G	5		10	Att Fin Gar	380	1.000	380
3	M	PRCH		10	SLBC	45	1.000	45
4	M	PRCH		10	SLBC	144	1.000	144
Total Building Area						1,792		1,792