



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
 Time 11:01:42  
 Page 1

Assessment Data					Primary Image																																																	
<b>Account</b> 660107613 <b>Parcel ID</b> 000000-0003-019-0-000-00 <b>Cadastral ID</b> 05-21-16-19000 <b>Property Type</b> REAL - Real Property <b>Property Class</b> URP VI Area 1 <b>Tax Area</b> 17 - CLAREMORE OT <b>Name ID</b> 342468 GORDON, SANDRA  2705 W BROOK ST CLAREMORE OK 74017-0000  <b>Parcel Location</b> <b>Situs</b> 02705 WEST BROOK ST <b>Subdivision</b> ESTATES AT STONE CREEK <b>Lot/Block</b> 0019 / 0003 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 5 / 21 / 16 / 5 <b>Neighborhood</b> 1154 - R-V01-NW CLAREMORE <b>School District</b> S001 - CLAREMORE SCHOOLS					<p>\\tsclient\T\ROB STUFF\2023-11-2\IMG_0005.JPG 11/2/2023</p>																																																	
<b>Legal Description</b> Lot/Long: 36.33494955 -95.62361184																																																						
<b>Legal Description</b> LOT 19 BLOCK 3 ESTATES AT STONE CREEK					<b>Building Permits</b> <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>R23 23-31</td> <td>R24 NEW SFR 1614 SQ FT</td> <td>02/2023</td> <td>11/2023</td> <td>160,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R23 23-31	R24 NEW SFR 1614 SQ FT	02/2023	11/2023	160,000																																			
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Lot Data		Square-Foot - NBHD 1154 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.1756		
Topography			
Street Access			
Utilities			
Amenities	LOT SIZE ADJUSTMENT	0	0
Method	Square-Foot		
Base Lot Value	7,650.00 x 3.00 = 22,950		
Factor Value			
Adjustments	2.2371		
Lot Value	51,341		



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	1,601 / 1,601
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,601
Fixture/RghIn	/
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	380 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	6
Indicated Value	264,870 Per SqFt

### Value Reconciliation

Selected Approach	Cost Approach		
Improvements	229,891		
Lot Value	51,341		
Indicated Value	281,232	175.66	Per SqFt
Agland Value			
Site Improvements			
Total Value	281,232	175.66	Total Value Per SqFt

### Cost Approach Manual : 01/2025

Base Cost	110.27	Total Misc Impr	+	5,768
Roofing Adj	+ 4.91	Garage Cost	+	16,378
Subfloor Adj	+ -2.31	Total RCN	=	234,583
Heat/Cool Adj	+ 12.64	Depreciation ( 2%)	-	4,692
Plumbing Adj	+ 7.18	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	229,891
Adj Base Cost	= 132.69	Lot Value	+	51,341
Total Area	x 1,601	Indicated Value	=	281,232
Adjusted Cost	= 212,437	Value Per SqFt		175.66

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	158454	14x7		98	26.62		2,609
PRCH	Slab Porch - Covered	158455	17x7		119	26.55		3,159

