



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 11:01:44
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Assessment Data					Primary Image																																																	
Account 660107614 Parcel ID 000000-0003-020-0-000-00 Cadastral ID 05-21-16-19010 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 342449 FRANCIS, RODNEY C & MARY L 2709 W BROOK ST CLAREMORE OK 74017-0000 Parcel Location Situs 02709 WEST BROOK ST Subdivision ESTATES AT STONE CREEK Lot/Block 0020 / 0003 Parcel Size 1 - Lots Sec/Twn/Rng 5 / 21 / 16 / 5 Neighborhood 1154 - R-V01-NW CLAREMORE School District S001 - CLAREMORE SCHOOLS																																																						
Legal Description Lot/Long: 36.33514161 -95.62363440										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>R23 23-30</td> <td>R24 NEW SFR 2051 SQ FT</td> <td>02/2023</td> <td>11/2023</td> <td>160,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R23 23-30	R24 NEW SFR 2051 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	0.175		
Topography			
Street Access			
Utilities			
Amenities	LOT SIZE ADJUSTMENT	0	0
Method	Square-Foot		
Base Lot Value	7,622.00 x 3.00 = 22,866		
Factor Value			
Adjustments	1.0000		
Lot Value	22,866		



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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	2,035 / 2,035
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,035
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	
Adusted R	
Indicated Value	

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	289,310 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	272,547		
Lot Value	22,866		
Indicated Value	295,413	145.17	Per SqFt
Agland Value			
Site Improvements			
Total Value	295,413	145.17	Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	105.00	Total Misc Impr	+ 5,769
Roofing Adj	+ 4.68	Garage Cost	+ 16,378
Subfloor Adj	+ -2.19	Total RCN	= 278,109
Heat/Cool Adj	+ 12.64	Depreciation (2%)	- 5,562
Plumbing Adj	+ 5.65	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 272,547
Adj Base Cost	= 125.78	Lot Value	+ 22,866
Total Area	x 2,035	Indicated Value	= 295,413
Adjusted Cost	= 255,962	Value Per SqFt	145.17

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	158458	7x6		42	26.80		1,126
PRCH	Slab Porch - Covered	158459	22x8		176	26.38		4,643



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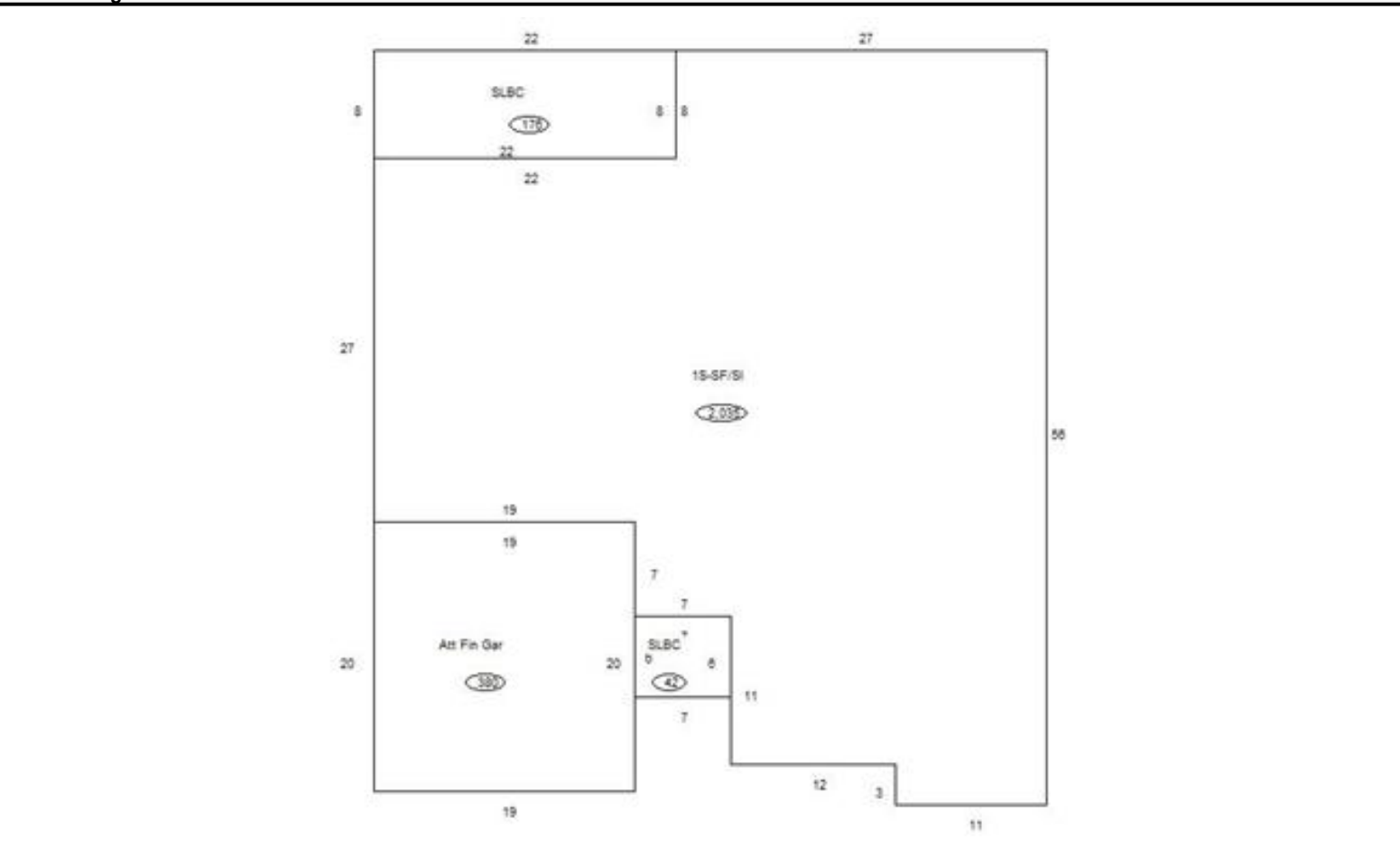
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Sketch Image

660107614



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1S-SF/SI	2,035	1.000	2,035
2	G	5		10	Att Fin Gar	380	1.000	380
3	M	PRCH		10	SLBC	42	1.000	42
4	M	PRCH		10	SLBC	176	1.000	176
Total Building Area						2,035		2,035