




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 11:03:31
Page 1

Assessment Data					Primary Image																																																																															
Account 660107724 Parcel ID 000000-00-0-10405-004-0002 Cadastral ID 16-21-16-02760 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 344874 WHC MONOGRAM PROPERTIES LLC PO BOX 1267 CLAREMORE OK 74018-0000 Parcel Location Situs 00103 E PAYNE ST Subdivision SOUTHSIDE Lot/Block 0002 / 0004 Parcel Size 1 - Lots Sec/Twn/Rng 16 / 21 / 16 / 5 Neighborhood 1161 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS					 <p>001 4/1/2024</p>																																																																															
Legal Description Lat/Long: 36.30352792 -95.61220789 E2 LOTS 1 & 2 BLOCK 4 SOUTHSIDE																																																																																				
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 Page 2

Lot Data		Square-Foot - NBHD 1161 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable	0		
Non-Ag Acres	0.1485		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
			0
Method	Square-Foot		
Base Lot Value	6,470.00 x 5.50 = 35,585		
Factor Value			
Adjustments	1.0000		
Lot Value	35,585		



001 4/1/2024

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	60% Frame, Siding, Wood 40% Veneer, Masonry
Base/Total Area	1,274 / 1,274
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,274
Fixture/RghIn	/
Bed/F/H Bath	3 / 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	
Adjusted R	
Indicated Value	

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	
Indicated Value	

Cost Approach		Manual : 01/2025	
Base Cost	98.54	Total Misc Impr	+ 3,626
Roofing Adj	+ 4.38	Garage Cost	+ 14,664
Subfloor Adj	+ -1.15	Total RCN	= 172,992
Heat/Cool Adj	+ 11.47	Depreciation (2%)	- 3,460
Plumbing Adj	+ 8.19	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 169,532
Adj Base Cost	= 121.43	Lot Value	+ 35,585
Total Area	x 1,274	Indicated Value	= 205,117
Adjusted Cost	= 154,702	Value Per SqFt	161.00

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	169,532		
Lot Value	35,585		
Indicated Value	205,117	161.00	Per SqFt
Agland Value			
Site Improvements			
Total Value	205,117	161.00	Total Value Per SqFt

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Slab Porch - Covered	159920	18x6		108	23.92		2,583
PATO	Slab Porch - Open	159921	12x8		96	10.86		1,043



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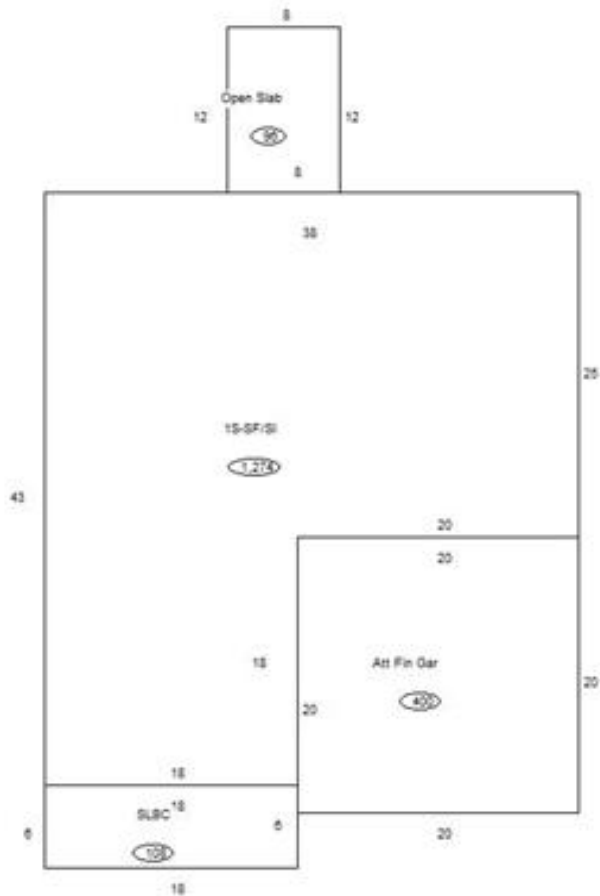
Date 04/18/2026

Time 11:03:31

Page 3

Sketch Image

660107724



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1S-SF/SI	1,274	1.000	1,274
2	G	5		10	Att Fin Gar	400	1.000	400
3	M	PRCH		10	SLBC	108	1.000	108
4	M	PATO		10	Open Slab	96	1.000	96
Total Building Area						1,274		1,274