



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																	
<b>Account</b> 660108562 <b>Parcel ID</b> 000000-0002-005-0-000-00 <b>Cadastral ID</b> 05-21-16-19590 <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> 325048 EXECUTIVE HOMES LLC  PO BOX 521209 TULSA OK 74152-1209  <b>Parcel Location</b> <b>Situs</b> 01506 PINECREST DR <b>Subdivision</b> ESTATES AT FOREST PARK IV <b>Lot/Block</b> 0005 / 0002 <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>660108562_001.JPG 9/25/2024</p>																																																	
<b>Legal Description</b> Lot/Long: 36.33430421 -95.62659283 LOT 5 BLOCK 2 ESTATES AT FOREST PARK IV																																																						
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Lot Data		- ESTS AT FOREST PARK IV DEV DEF	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.2342		
Topography			
Street Access			
Utilities			
Amenities	LOT SIZE ADJUSTMENT		0
			0
<b>Method</b>			
Base Lot Value	1.00 x 3,830.00 = 3,830		
Factor Value			
Adjustments	2.2888		
Lot Value	8,766		



Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4 - Good
<b>Architecture</b>	
Style	100% One Story
Exterior Wall	90% Veneer, Masonry 10% Veneer, Stone
Base/Total Area	2,728 / 2,728
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,728
Fixture/RghIn	/
Bed/F/H Bath	4 / 2.0 / 1.0
<b>Basement Area</b>	
Garage Type	731 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	

**Value Reconciliation**

Selected Approach	Cost Approach		
Improvements	421,680		
Lot Value	8,766		
Indicated Value	430,446	157.79	Per SqFt
Agland Value			
Site Improvements			
Total Value	430,446	157.79	Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	111.68	Total Misc Impr	+ 17,704
Roofing Adj	+ 5.74	Garage Cost	+ 41,601
Subfloor Adj	+ -4.44	Total RCN	= 430,286
Heat/Cool Adj	+ 16.31	Depreciation ( 2%)	- 8,606
Plumbing Adj	+ 6.70	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 421,680
Adj Base Cost	= 135.99	Lot Value	+ 8,766
Total Area	x 2,728	Indicated Value	= 430,446
Adjusted Cost	= 370,981	Value Per SqFt	157.79

**Miscellaneous Improvements**

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Porch	161248	60		60	33.00		1,980
PRCH	Porch	161249	282		282	32.00		9,024
FPPF	Fireplace - Prefabricated		1	2024	1	6,700.26		6,700



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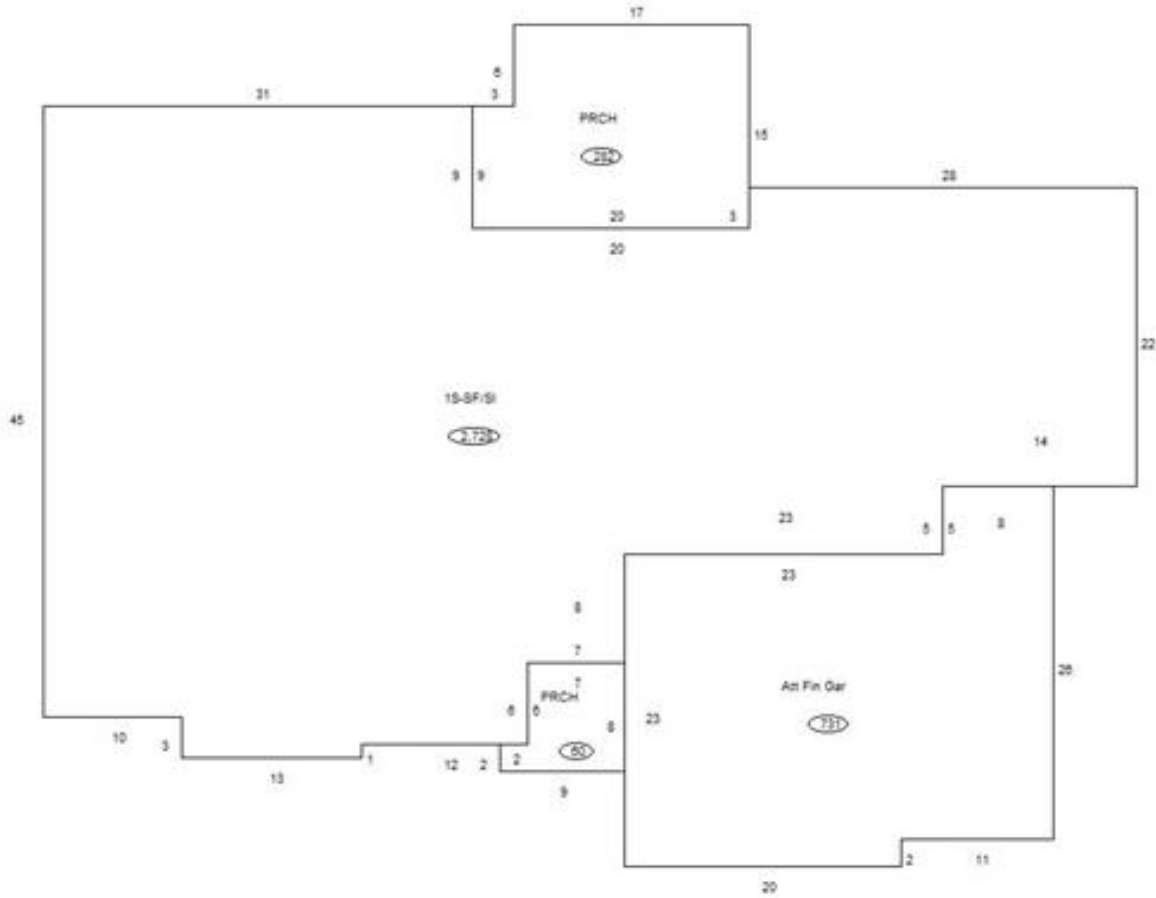
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Sketch Image

660108562



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1S-SF/SI	2,728	1.000	2,728
2	G	5		10	Att Fin Gar	731	1.000	731
3	M	PRCH		10	PRCH	60	1.000	60
4	M	PRCH		10	PRCH	282	1.000	282
<b>Total Building Area</b>						<b>2,728</b>		<b>2,728</b>