



# 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> 660108565 <b>Parcel ID</b> 000000-0003-001-0-000-00 <b>Cadastral ID</b> 05-21-16-19620 <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> 347908 DARNELL, CELSEY LYNN ROSS & DARRIN  2789 FOREST HILL WAY CLAREMORE OK 74017-0000  <b>Parcel Location</b> <b>Situs</b> 02789 FOREST HILL WAY <b>Subdivision</b> ESTATES AT FOREST PARK IV <b>Lot/Block</b> 0001 / 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>660108565_001.JPG 10/2/2025</p>																																																																
<b>Legal Description</b> Lot/Long: 36.33435440 -95.62544968 LOT 1 BLOCK 3 ESTATES AT FOREST PARK IV																																																																					
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Lot Data		Square-Foot - NBHD 1154 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.4162		
Topography			
Street Access			
Utilities			
Amenities	LOT SIZE ADJUSTMENT		0
			0
Method	Square-Foot		
Base Lot Value	18,128.00 x 3.00 = 54,384		
Factor Value			
Adjustments	1.7619		
Lot Value	95,819		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4 - Good
Architecture	
Style	100% One Story
Exterior Wall	95% Veneer, Masonry 5% Veneer, Stone
Base/Total Area	2,576 / 2,576
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,576
Fixture/RghIn	/
Bed/F/H Bath	3 / 2.0 / 1.0
Basement Area	
Garage Type	725 Attached Garage - Finished
Remodel	
Year/Eff Age	2026 /

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	467,290 Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	112.92	Total Misc Impr	+ 14,599
Roofing Adj	+ 5.79	Garage Cost	+ 41,260
Subfloor Adj	+ -4.57	Total RCN	= 410,188
Heat/Cool Adj	+ 16.31	Depreciation ( 0%)	- 0
Plumbing Adj	+ 7.10	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 410,188
Adj Base Cost	= 137.55	Lot Value	+ 95,819
Total Area	x 2,576	Indicated Value	= 506,007
Adjusted Cost	= 354,329	Value Per SqFt	196.43

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	410,188		
Lot Value	95,819		
Indicated Value	506,007	196.43	Per SqFt
Agland Value			
Site Improvements			
Total Value	506,007	196.43	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Porch	176650	68		68	32.98		2,243
PATC	Patio - Covered	176651	20x14		280	20.20		5,656
FPPF	Fireplace - Prefabricated		1	2025	1	6,700.26		6,700



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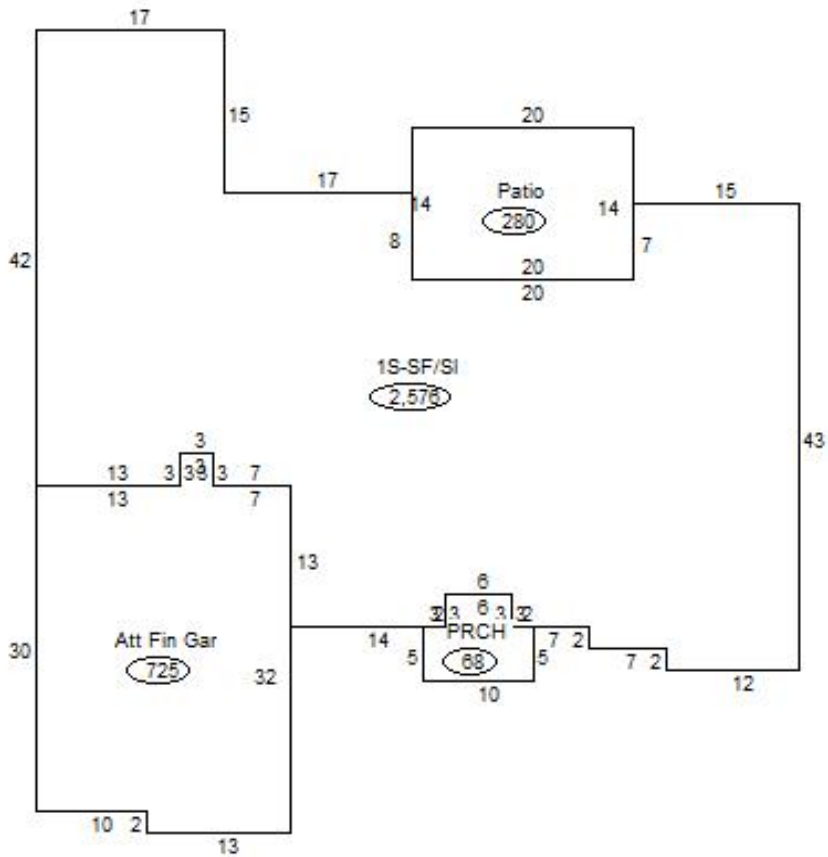
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Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1S-SF/Sl	2,576	1.000	2,576
2	G	5		20	Att Fin Gar	725	1.000	725
3	M	PRCH		20	PRCH	68	1.000	68
4	M	PATC		20	Patio	280	1.000	280
<b>Total Building Area</b>						<b>2,576</b>		<b>2,576</b>