



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																	
Account 660108568 Parcel ID 000000-0005-002-0-000-00 Cadastral ID 05-21-16-19650 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 310661 EXECUTIVE HOMES LLC PO BOX 521209 TULSA OK 74152-0000 Parcel Location Situs 01605 PINECREST DR Subdivision ESTATES AT FOREST PARK IV Lot/Block 0002 / 0005 Parcel Size 1 - Lots Sec/Twn/Rng 5 / 21 / 16 / 5 Neighborhood 1154 - R-V01-NW CLAREMORE School District S001 - CLAREMORE SCHOOLS					<p>660108568_001.JPG 2/2/2026</p>																																																	
Legal Description Lot/Long: 36.33379365 -95.62741683 LOT 2 BLOCK 5 ESTATES AT FOREST PARK IV																																																						
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Lot Data	- ESTS AT FOREST PARK IV DEV DEF		Primary Image
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.2834		
Topography			
Street Access			
Utilities			
Amenities	LOT SIZE ADJUSTMENT	0	
		0	
Method			
Base Lot Value	1.00 x 3,830.00 = 3,830		
Factor Value			
Adjustments	1.0000		
Lot Value	3,830		

Residential Data	
Type	1 Single Family Residence
Condition	4 - Good
Quality	4 - Good
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,884 / 2,884
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,884
Fixture/RghIn	/
Bed/F/H Bath	4 / 2.0 / 1.0
Basement Area	
Garage Type	670 Attached Garage - Finished
Remodel	
Year/Eff Age	2026 /



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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	109.90	Total Misc Impr	+ 17,371
Roofing Adj	+ 5.68	Garage Cost	+ 38,538
Subfloor Adj	+ -4.37	Total RCN	= 441,990
Heat/Cool Adj	+ 16.31	Depreciation (0%)	- 0
Plumbing Adj	+ 6.35	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 441,990
Adj Base Cost	= 133.87	Lot Value	+ 3,830
Total Area	x 2,884	Indicated Value	= 445,820
Adjusted Cost	= 386,081	Value Per SqFt	154.58

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	441,990		
Lot Value	3,830		
Indicated Value	445,820	154.58	Per SqFt
Agland Value			
Site Improvements			
Total Value	445,820	154.58	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPPF	Fireplace - Prefabricated	0		1 2026	1	6,700.26		6,700
PRCH	Porch	194723	12x10		120	32.75		3,930
PATC	Patio - Covered	194724	352		352	19.15		6,741



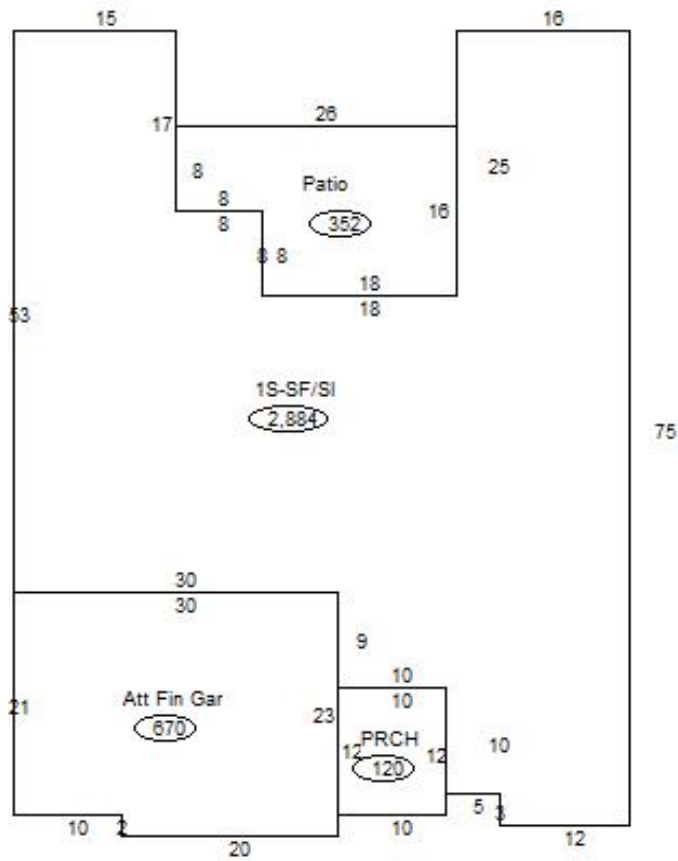
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Sketch Image

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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	2,884	1.000	2,884
2	G	5		20	Att Fin Gar	670	1.000	670
3	M	PRCH		20	PRCH	120	1.000	120
4	M	PATC		20	Patio	352	1.000	352
Total Building Area						2,884		2,884