



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 660108571 Parcel ID 000000-0005-005-0-000-00 Cadastral ID 05-21-16-19680 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 346190 AGNEW, WILLIAM THOMAS & LEILA A 1507 PINECREST DR CLAREMORE OK 74017-0000 Parcel Location Situs 01507 PINECREST DR Subdivision ESTATES AT FOREST PARK IV Lot/Block 0005 / 0005 Parcel Size 1 - Lots Sec/Twn/Rng 5 / 21 / 16 / 5 Neighborhood 1154 - R-V01-NW CLAREMORE School District S001 - CLAREMORE SCHOOLS					<p>660108571_001.JPG 1/15/2025</p>																																																																
Legal Description Lot/Long: 36.33380974 -95.62651391 LOT 5 BLOCK 5 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	0.2913		
Topography			
Street Access			
Utilities			
Amenities	LOT SIZE ADJUSTMENT	0	0
Method	Square-Foot		
Base Lot Value	12,691.00 x 3.00 =	38,073	
Factor Value			
Adjustments	1.7881		
Lot Value	68,080		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4 - Good
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	95% Veneer, Masonry 5% Veneer, Stone
Base/Total Area	2,616 / 3,315
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,616
Fixture/RghIn	/
Bed/F/H Bath	4 / 3.0 / 1.0
Basement Area	
Garage Type	753 Attached Garage - Finished
Remodel	
Year/Eff Age	2024 / 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	606,580 Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	100.82	Total Misc Impr	+ 17,637
Roofing Adj	+ 4.55	Garage Cost	+ 42,853
Subfloor Adj	+ -3.59	Total RCN	= 475,429
Heat/Cool Adj	+ 16.31	Depreciation (2%)	- 9,509
Plumbing Adj	+ 7.08	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 465,920
Adj Base Cost	= 125.17	Lot Value	+ 68,080
Total Area	x 3,315	Indicated Value	= 534,000
Adjusted Cost	= 414,939	Value Per SqFt	161.09

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	465,920		
Lot Value	68,080		
Indicated Value	534,000	161.09	Per SqFt
Agland Value			
Site Improvements			
Total Value	534,000	161.09	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Porch	164795	50		50	33.03		1,652
PRCH	Porch	164796	21x13		273	32.02		8,741
FPR1	Fireplace - Residential 1 Story		1	2024	1	7,243.87		7,244



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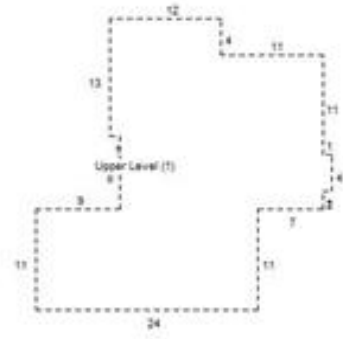
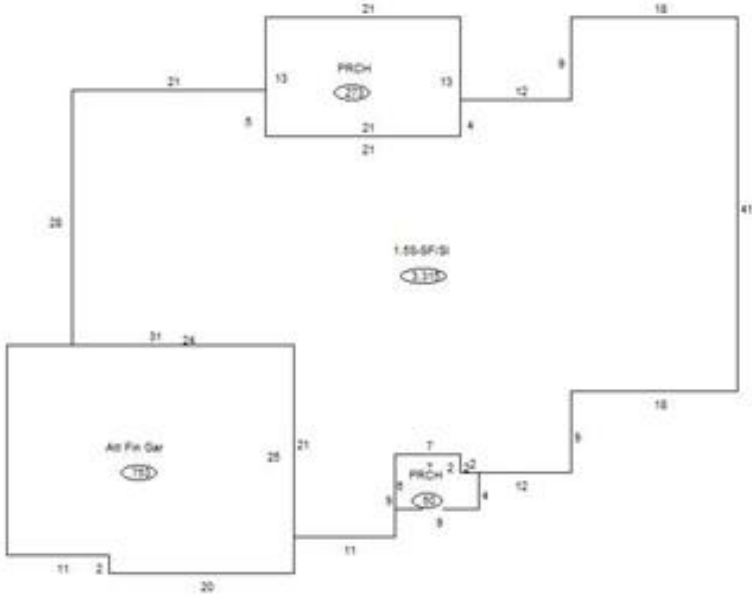
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5S-SF/SI	2,616	1.267	3,315
2	U	^UL		13	Upper Level (1)	699	1.000	699
3	G	5		13	Att Fin Gar	753	1.000	753
4	M	PRCH		13	PRCH	50	1.000	50
5	M	PRCH		13	PRCH	273	1.000	273
Total Building Area						2,616		3,315