



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 660108590 Parcel ID 000000-0002-004-0-000-00 Cadastral ID 05-21-16-19940 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 348687 YANCEY, DENESE MARIE REVOCABLE LIVING TRUST 1508 CEDARWOOD DR CLAREMORE OK 74017-0000 Parcel Location Situs 01508 CEDARWOOD DR Subdivision ESTATES AT FOREST PARK V Lot/Block 0004 / 0002 Parcel Size 1 - Lots Sec/Twn/Rng 5 / 21 / 16 / 5 Neighborhood 1154 - R-V01-NW CLAREMORE School District S001 - CLAREMORE SCHOOLS																																																						
Legal Description Lot/Long: 36.33349003 -95.62690859 LOT 4 BLOCK 2 ESTATES AT FOREST PARK V																																																						
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Lot Data	Square-Foot - NBHD 1154 #1	Primary Image
Lot Size	0 0	
Lot Count	1	
Units Buildable		
Non-Ag Acres	0.254	
Topography		
Street Access		
Utilities		
Amenities	LOT SIZE ADJUSTMENT 0	
	0	
Method	Square-Foot	
Base Lot Value	11,064.00 x 3.00 = 33,192	
Factor Value		
Adjustments	1.4763	
Lot Value	49,001	

Residential Data	
Type	1 Single Family Residence
Condition	4 - Good
Quality	4.5 - Good
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,918 / 2,918
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,918
Fixture/RghIn	/
Bed/F/H Bath	4 / 3.0 / 1.0
Basement Area	
Garage Type	784 Attached Garage - Finished
Remodel	
Year/Eff Age	2025 / 1

Cost Approach		Manual : 01/2025	
Base Cost	115.26	Total Misc Impr	+ 16,606
Roofing Adj	+ 6.05	Garage Cost	+ 47,565
Subfloor Adj	+ -4.37	Total RCN	= 481,124
Heat/Cool Adj	+ 17.38	Depreciation (1%)	- 4,811
Plumbing Adj	+ 8.57	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 476,313
Adj Base Cost	= 142.89	Lot Value	+ 49,001
Total Area	x 2,918	Indicated Value	= 525,314
Adjusted Cost	= 416,953	Value Per SqFt	180.03



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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	531,730 Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	476,313		
Lot Value	49,001		
Indicated Value	525,314	180.03	Per SqFt
Agland Value			
Site Improvements			
Total Value	525,314	180.03	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Porch	176310	58		58	36.47		2,115
PATC	Patio - Covered	176311	28x13		364	20.19		7,349
FPPF	Fireplace - Prefabricated		1	2025	1	7,141.75		7,142



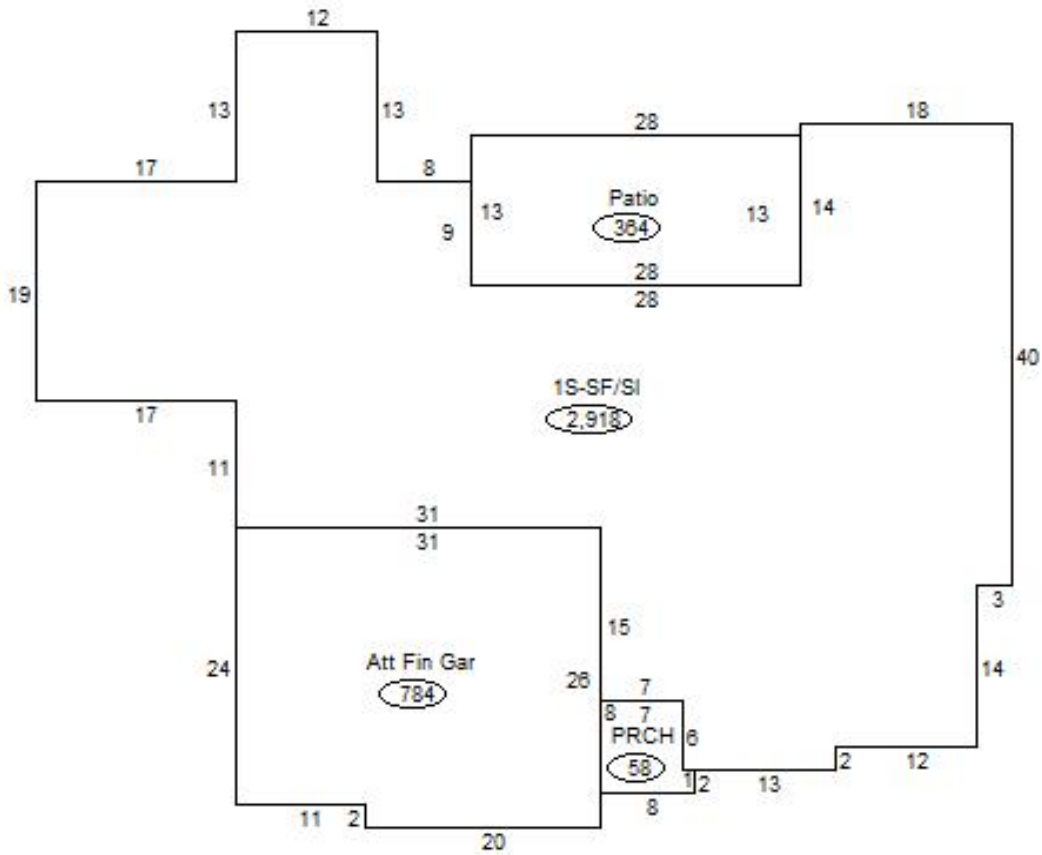
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Sketch Image

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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	2,918	1.000	2,918
2	G	5		20	Att Fin Gar	784	1.000	784
3	M	PRCH		20	PRCH	58	1.000	58
4	M	PATC		20	Patio	364	1.000	364
Total Building Area						2,918		2,918