



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 11:23:18  
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Assessment Data					Primary Image																																																					
<b>Account</b> 660109238 <b>Parcel ID</b> 000418-0004-017-0-000-00 <b>Cadastral ID</b> 30-21-16-14810 <b>Property Type</b> REAL - Real Property <b>Property Class</b> URP VI Area 1 <b>Tax Area</b> 85 - CLRM SD-VERD TOWN/FIRE <b>Name ID</b> 347827 MCHENRY, CHRISTOPHER SCOTT & TARA MICHELLE  23170 S MAE DR CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 23170 S MAE DR <b>Subdivision</b> KING RIDGE V <b>Lot/Block</b> 0017 / 0004 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 30 / 21 / 16 / 5 <b>Neighborhood</b> 1109 - R-V03-SW VERDIGRIS <b>School District</b> S001 - CLAREMORE SCHOOLS					<p>660109238_001.JPG 9/24/2025</p>																																																					
<b>Legal Description</b> Lot/Long: 36.27600820 -95.64964315 LOT 17 BLOCK 4 KING RIDGE V																																																										
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Lot Data		Square-Foot - NBHD 1109 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.231		
Topography			
Street Access			
Utilities			
Amenities			
Method	Square-Foot		
Base Lot Value	10,061.00 x 5.32 = 53,497		
Factor Value			
Adjustments	0.9067		
Lot Value	48,503		



660109238\_001.JPG 9/24/2025

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	75% Frame, Siding, Vinyl 25% Veneer, Masonry
Base/Total Area	1,987 / 1,987
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,987
Fixture/RghIn	/
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	392 Attached Garage - Finished
Remodel	
Year/Eff Age	2025 / 1

### 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	87.16	Total Misc Impr	+	7,887
Roofing Adj	+ 3.83	Garage Cost	+	12,277
Subfloor Adj	+ 0.00	Total RCN	=	230,806
Heat/Cool Adj	+ 10.30	Depreciation ( 1%)	-	2,308
Plumbing Adj	+ 4.72	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	228,498
Adj Base Cost	= 106.01	Lot Value	+	48,503
Total Area	x 1,987	Indicated Value	=	277,001
Adjusted Cost	= 210,642	Value Per SqFt		139.41

### Value Reconciliation

Selected Approach	Cost Approach		
Improvements	228,498		
Lot Value	48,503		
Indicated Value	277,001	139.41	Per SqFt
Agland Value			
Site Improvements			
Total Value	277,001	139.41	Total Value Per SqFt

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Porch	176227	150		150	20.82		3,123
PATC	Patio - Covered	176228	15x10		150	17.20		2,580
GENR	Generator - Residential Standby		1	2025	1	2,184.00		2,184



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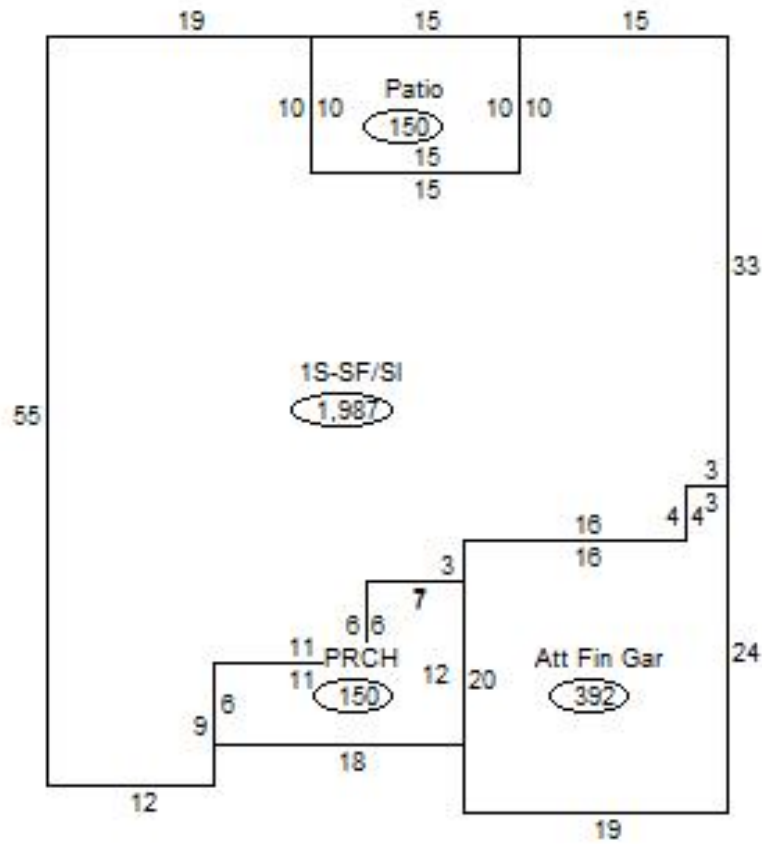
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Sketch Image

660109238



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1S-SF/Sl	1,987	1.000	1,987
2	G	5		20	Att Fin Gar	392	1.000	392
3	M	PRCH		20	PRCH	150	1.000	150
4	M	PATC		20	Patio	150	1.000	150
<b>Total Building Area</b>						<b>1,987</b>		<b>1,987</b>