



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Time 11:24:22
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Assessment Data					Primary Image																																																	
Account 660109274 Parcel ID 000418-0006-011-0-000-00 Cadastral ID 25-21-15-02610 Property Type REAL - Real Property Property Class URP VI Area 4 Tax Area 80 - VERDIGRIS TOWN/ VERDIGRI Name ID 346428 HARBIN, STEPHANIE ANN & GLENN FININ 23346 S BASEL PL CLAREMORE OK 74019-0000 Parcel Location Situs 23346 S BASEL PL Subdivision KING RIDGE V Lot/Block 0011 / 0006 Parcel Size 1 - Lots Sec/Twn/Rng 25 / 21 / 15 / 5 Neighborhood 1109 - R-V03-SW VERDIGRIS School District S008 - VERDIGRIS SCHOOLS					<p>660109274_001.JPG 1/7/2025</p>																																																	
Legal Description Lot/Long: 36.27337586 -95.65295320 LOT 11 BLOCK 6 KING RIDGE V																																																						
Exemptions					Building Permits																																																	
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Lot Data	Square-Foot - NBHD 1109 #1	Primary Image
Lot Size	0 0	
Lot Count	1	
Units Buildable		
Non-Ag Acres	0.1677	
Topography		
Street Access		
Utilities		
Amenities		
Method	Square-Foot	
Base Lot Value	7,304.00 x 5.95 = 43,459	
Factor Value		
Adjustments	0.8850	
Lot Value	38,461	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	20% Veneer, Masonry 80% Frame, Siding, Vinyl
Base/Total Area	1,340 / 1,340
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,340
Fixture/RghIn	/
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	389 Attached Garage - Finished
Remodel	
Year/Eff Age	2024 / 2



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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	
Indicated Value	

Cost Approach				Manual : 01/2025	
Base Cost	101.76	Total Misc Impr	+	2,097	
Roofing Adj	+ 4.64	Garage Cost	+	14,362	
Subfloor Adj	+ -1.21	Total RCN	=	183,235	
Heat/Cool Adj	+ 11.47	Depreciation (2%)	-	3,665	
Plumbing Adj	+ 7.80	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	179,570	
Adj Base Cost	= 124.46	Lot Value	+	38,461	
Total Area	x 1,340	Indicated Value	=	218,031	
Adjusted Cost	= 166,776	Value Per SqFt		162.71	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	179,570		
Lot Value	38,461		
Indicated Value	218,031	162.71	Per SqFt
Agland Value			
Site Improvements			
Total Value	218,031	162.71	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Porch	162771	12x5		60	24.08		1,445
PATO	Patio - Open	162772	10x6		60	10.86		652



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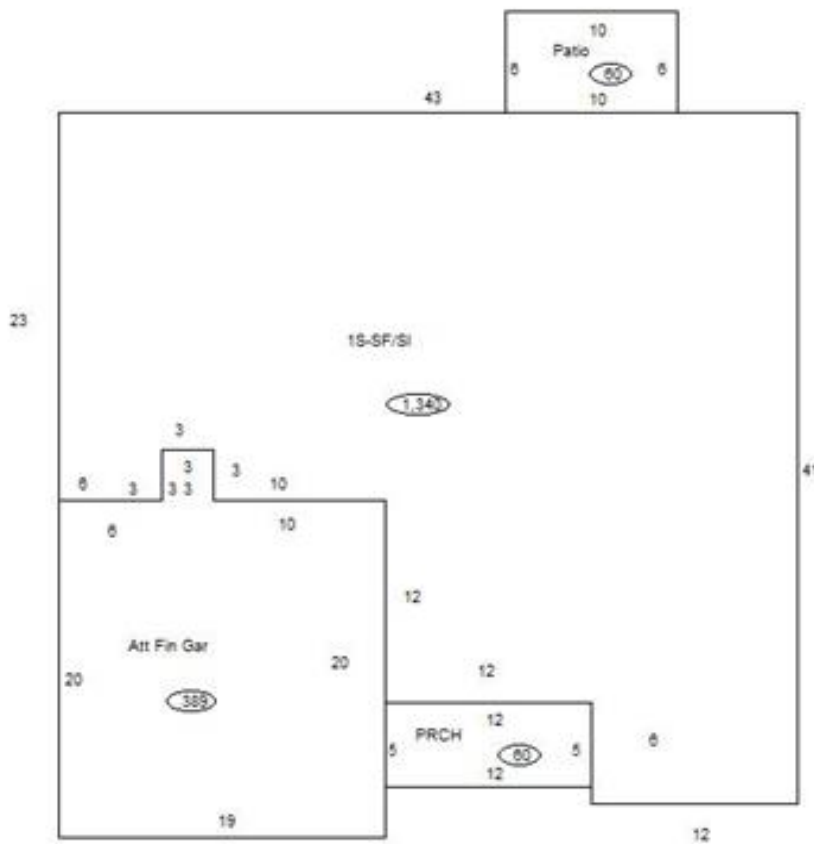
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1S-SF/Sl	1,340	1.000	1,340
2	G	5		10	Att Fin Gar	389	1.000	389
3	M	PRCH		10	PRCH	60	1.000	60
4	M	PATO		10	Patio	60	1.000	60
Total Building Area						1,340		1,340