



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 660109355 Parcel ID 000000-00-0-10010-008-0001 Cadastral ID 09-21-16-00351 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 277314 CLAREMORE PROPERTY DEV LLC 923 N LYNN RIGGS BLVD CLAREMORE OK 74017-0000 Parcel Location Situs W 13TH ST N Subdivision CLAREMORE O T Lot/Block 0001 / 0008 Parcel Size .48 - Lots Sec/Twn/Rng 9 / 21 / 16 / 5 Neighborhood 1177 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS					<p>660109355_001.JPG 6/26/2025</p>																																																																									
Legal Description Lat/Long: 36.32028623 -95.60466608 E 65' LOT 1 BLOCK 8 CLAREMORE O T																																																																														
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Lot Data		Square-Foot - NBHD 1177 #1	
Lot Size	0	0	
Lot Count	0.48		
Units Buildable	0		
Non-Ag Acres	0		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
			0
Method	Square-Foot		
Base Lot Value	6,500.00 x 3.75 = 24,350		
Factor Value			
Adjustments	0.0000		
Lot Value	24,350		



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Residential Data	
Type	5 Duplex
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	85% Veneer, Masonry 15% Frame, Siding, Wood
Base/Total Area	2,244 / 2,244
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,244
Fixture/RghIn	/
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	
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	110.45	Total Misc Impr	+ 2,200
Roofing Adj	+ 3.93	Garage Cost	+ 2,200
Subfloor Adj	+ -1.84	Total RCN	= 291,631
Heat/Cool Adj	+ 11.69	Depreciation (1%)	- 2,916
Plumbing Adj	+ 4.75	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 288,715
Adj Base Cost	= 128.98	Lot Value	+ 24,350
Total Area	x 2,244	Indicated Value	= 313,065
Adjusted Cost	= 289,431	Value Per SqFt	139.51

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	288,715		
Lot Value	24,350		
Indicated Value	313,065	139.51	Per SqFt
Agland Value			
Site Improvements			
Total Value	313,065	139.51	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Porch	172745	7x6		42	26.18		1,100
PRCH	Porch	172746	7x6		42	26.18		1,100



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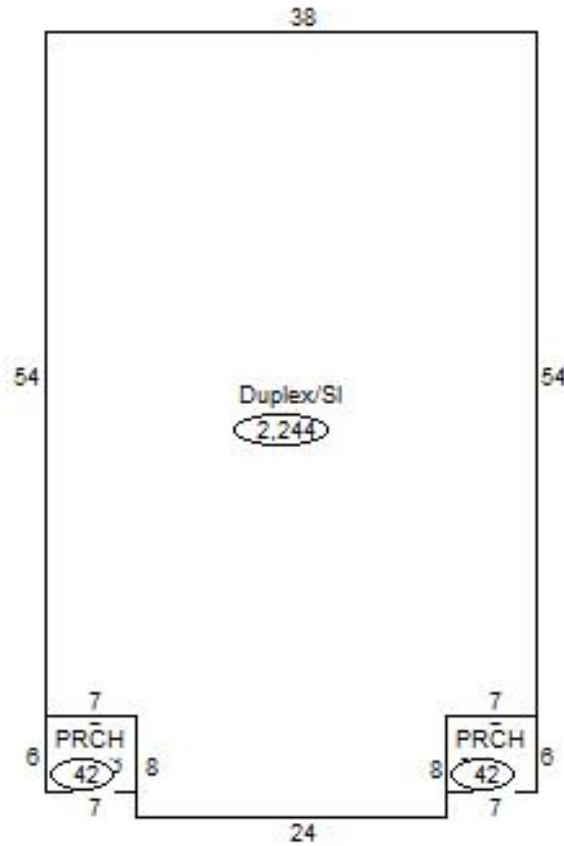
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	Duplex/Sl	2,244	1.000	2,244
2	M	PRCH		20	PRCH	42	1.000	42
3	M	PRCH		20	PRCH	42	1.000	42
Total Building Area						2,244		2,244