



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 660109619 Parcel ID 000000-00-0-10010-052-0005 Cadastral ID 09-21-16-04011 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 284522 CLAREMORE PROPERTY DEVELOPERS LLC 923 N LYNN RIGGS BLVD CLAREMORE OK 74017-0000 Parcel Location Situs N WEENONAH AVE Subdivision CLAREMORE O T Lot/Block 0005 / 0052 Parcel Size .5 - Lots Sec/Twn/Rng 9 / 21 / 16 / 5 Neighborhood 1177 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS																																																										
Legal Description Lat/Long: 36.31476208 -95.60658219 N2 LOT 5 BLOCK 52 CLAREMORE O T.										Building Permits <table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td>S24</td> <td>S25 SPLIT</td> <td>12/2024</td> <td>01/2025</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	S24	S25 SPLIT	12/2024	01/2025																																			
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Lot Data		Square-Foot - NBHD 1177 #1	Primary Image
Lot Size	0	0	
Lot Count	0		
Units Buildable	0		
Non-Ag Acres	0		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	7,100.00 x 3.67 = 26,090		
Factor Value			
Adjustments	0.0000		
Lot Value	26,090		

Residential Data	
Type	5 Duplex
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	80% Veneer, Masonry 20% 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	2024 / 2



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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	110.23	Total Misc Impr	+ 2,200
Roofing Adj	+ 3.93	Garage Cost	+ 0
Subfloor Adj	+ -1.84	Total RCN	= 291,137
Heat/Cool Adj	+ 11.69	Depreciation (2%)	- 5,823
Plumbing Adj	+ 4.75	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 285,314
Adj Base Cost	= 128.76	Lot Value	+ 26,090
Total Area	x 2,244	Indicated Value	= 311,404
Adjusted Cost	= 288,937	Value Per SqFt	138.77

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	285,314		
Lot Value	26,090		
Indicated Value	311,404	138.77	Per SqFt
Agland Value			
Site Improvements			
Total Value	311,404	138.77	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Porch	165171	7x6		42	26.18		1,100
PRCH	Porch	165172	7x6		42	26.18		1,100



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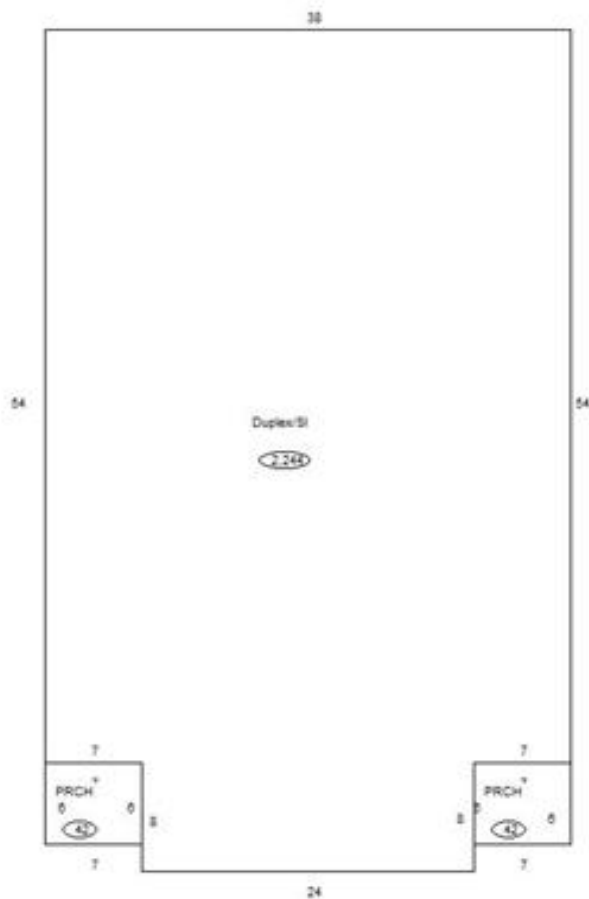
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Sketch Image

660109619



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	Duplex/Sl	2,244	1.000	2,244
2	M	PRCH		10	PRCH	42	1.000	42
3	M	PRCH		10	PRCH	42	1.000	42
Total Building Area						2,244		2,244