




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 660110409 Parcel ID 000000-00-0-10155-003-0003 Cadastral ID 16-21-16-07021 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 290981 DAKE PROPERTIES INC 923 N LYNN RIGGS BLVD CLAREMORE OK 74017-0000 Parcel Location Situs 00604 E 1ST ST S Subdivision HICKS Lot/Block 0005 / 0003 Parcel Size 1.4 - Lots Sec/Twn/Rng 16 / 21 / 16 / 5 Neighborhood 1162 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS					 <p>660110409_001.JPG 2/6/2026</p>																																																											
Legal Description Lat/Long: 36.30626772 -95.60395832 E 40' LOT 2 & W 30' LOT 3 BLOCK 3 HICKS																																																																
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Lot Data		Square-Foot - NBHD 1162 #1	
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	9,100.00 x 5.45 = 49,595		
Factor Value			
Adjustments	0.5014		
Lot Value	24,867		



Residential Data

Type	5 Duplex
Condition	3 - Average
Quality	3.5 - 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	2026 /

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	113.00	Total Misc Impr	+	3,850
Roofing Adj	+ 4.71	Garage Cost	+	
Subfloor Adj	+ -2.78	Total RCN	=	305,915
Heat/Cool Adj	+ 14.00	Depreciation (0%)	-	0
Plumbing Adj	+ 5.68	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	305,915
Adj Base Cost	= 134.61	Lot Value	+	24,867
Total Area	x 2,244	Indicated Value	=	330,782
Adjusted Cost	= 302,065	Value Per SqFt		147.41

Value Reconciliation

Selected Approach	Cost Approach		
Improvements	305,915		
Lot Value	24,867		
Indicated Value	330,782	147.41	Per SqFt
Agland Value			
Site Improvements			
Total Value	330,782	147.41	Total Value Per SqFt

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	Porch	194763	7x6		42	28.90		1,214
PRCH	Porch	194764	7x6		42	28.90		1,214
PATO	Patio - Open	194765	11x5		55	12.93		711
PATO	Patio - Open	194766	11x5		55	12.93		711



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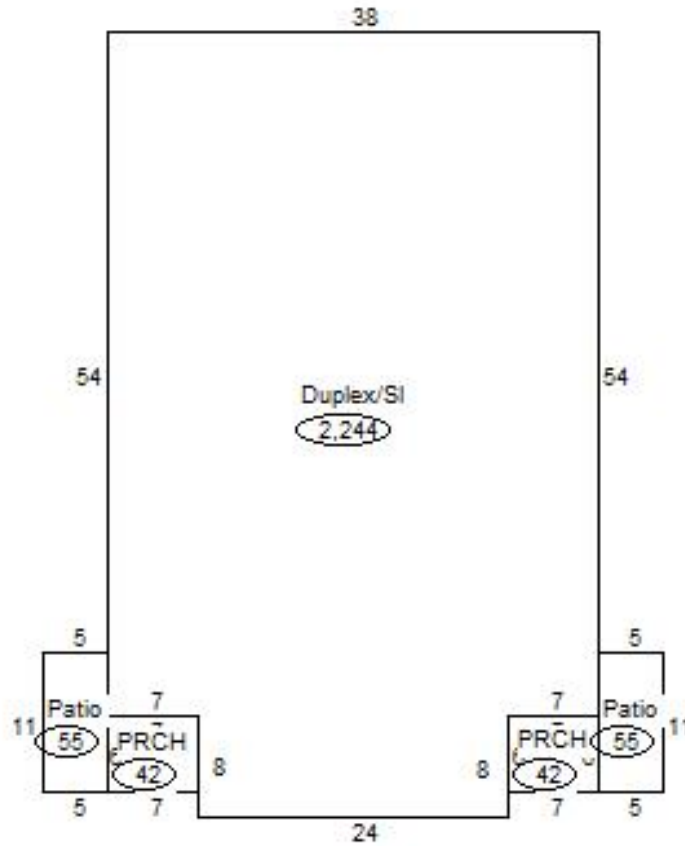
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Sketch Image

660110409



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
4	M	PATO		20	Patio	55	1.000	55
5	M	PATO		20	Patio	55	1.000	55
Total Building Area						2,244		2,244