



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																								
<b>Account</b> 660110643 <b>Parcel ID</b> 21N16E-28-3-00000-002-0000 <b>Cadastral ID</b> 28-21-16-00111 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RR VI Area 1 <b>Tax Area</b> 21 - CLAREMORE RURAL/VERD FIR <b>Name ID</b> 348764 CHEVALIER, JUDSON & CAITLIN  12155 E 520 RD CLAREMORE OK 74017-0000  <b>Parcel Location</b> <b>Situs</b> 12155 E 520 RD <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 10 - Acres <b>Sec/Twn/Rng</b> 28 / 21 / 16 / 3 <b>Neighborhood</b> 2116 - UNPLATTED <b>School District</b> S001 - CLAREMORE SCHOOLS					<p>\\tsclient\T\TOMMY DUNLAP\New folder (137)\IMG_0013.JPG 1/26/2023</p>																																								
<b>Legal Description</b> Lat/Long: 36.26602870 -95.61222550																																													
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Lot Data	Square-Foot - NBHD 2116 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> <b>Non-Ag Acres</b> 10.0063 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> LAND QUALITY  <b>Method</b> Square-Foot <b>Base Lot Value</b> 435,873.00 x .29 = 127,250 <b>Factor Value</b> <b>Adjustments</b> 1.6868 <b>Lot Value</b> 214,645		

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3.5 - Average
<b>Quality</b>	4 - Good
<b>Architecture</b>	
<b>Style</b>	100% Two Story
<b>Exterior Wall</b>	100% Frame, Siding, Vinyl
<b>Base/Total Area</b>	1,372 / 2,632
<b>Style</b>	100% Two Story
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	1,372
<b>Fixture/RghIn</b>	14 /
<b>Bed/F/H Bath</b>	4 / 2.5 /
<b>Basement Area</b>	
<b>Garage Type</b>	768 Attached Garage - Unfinished
<b>Remodel</b>	
<b>Year/Eff Age</b>	1997 / 20



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GRM Approach	
<b>GRM Code</b>	
<b>Gross Rent</b>	0.00
<b>Indicated Value</b>	

Multiple Regression	
<b>MRA Code</b>	
<b>Adjusted R</b>	
<b>Indicated Value</b>	

Direct Comparables	
<b>Selection Model</b>	A Adam Test
<b>Adjustment Model</b>	NewTest
<b>Comparables</b>	
<b>Indicated Value</b>	

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	91.02	<b>Total Misc Impr</b>	+ 21,613				
<b>Roofing Adj</b>	+ 3.35	<b>Garage Cost</b>	+ 34,883				
<b>Subfloor Adj</b>	+ -2.60	<b>Total RCN</b>	= 366,151				
<b>Heat/Cool Adj</b>	+ 16.31	<b>Depreciation ( 23%)</b>	- 84,215				
<b>Plumbing Adj</b>	+ 9.57	<b>Lump Sums</b>	+ 0				
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 281,936				
<b>Adj Base Cost</b>	= 117.65	<b>Lot Value</b>	+ 214,645				
<b>Total Area</b>	x 2,632	<b>Indicated Value</b>	= 496,581				
<b>Adjusted Cost</b>	= 309,655	<b>Value Per SqFt</b>	188.67				

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	281,936		
<b>Lot Value</b>	214,645		
<b>Indicated Value</b>	496,581	188.67	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>	419		
<b>Total Value</b>	497,000	188.83	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	7,243.87		7,244
PRCH	SLAB PORCH - COVERED	58279		336	336	31.83		10,695
PRCH	SLAB PORCH - COVERED	58281		14x8	112	32.80		3,674



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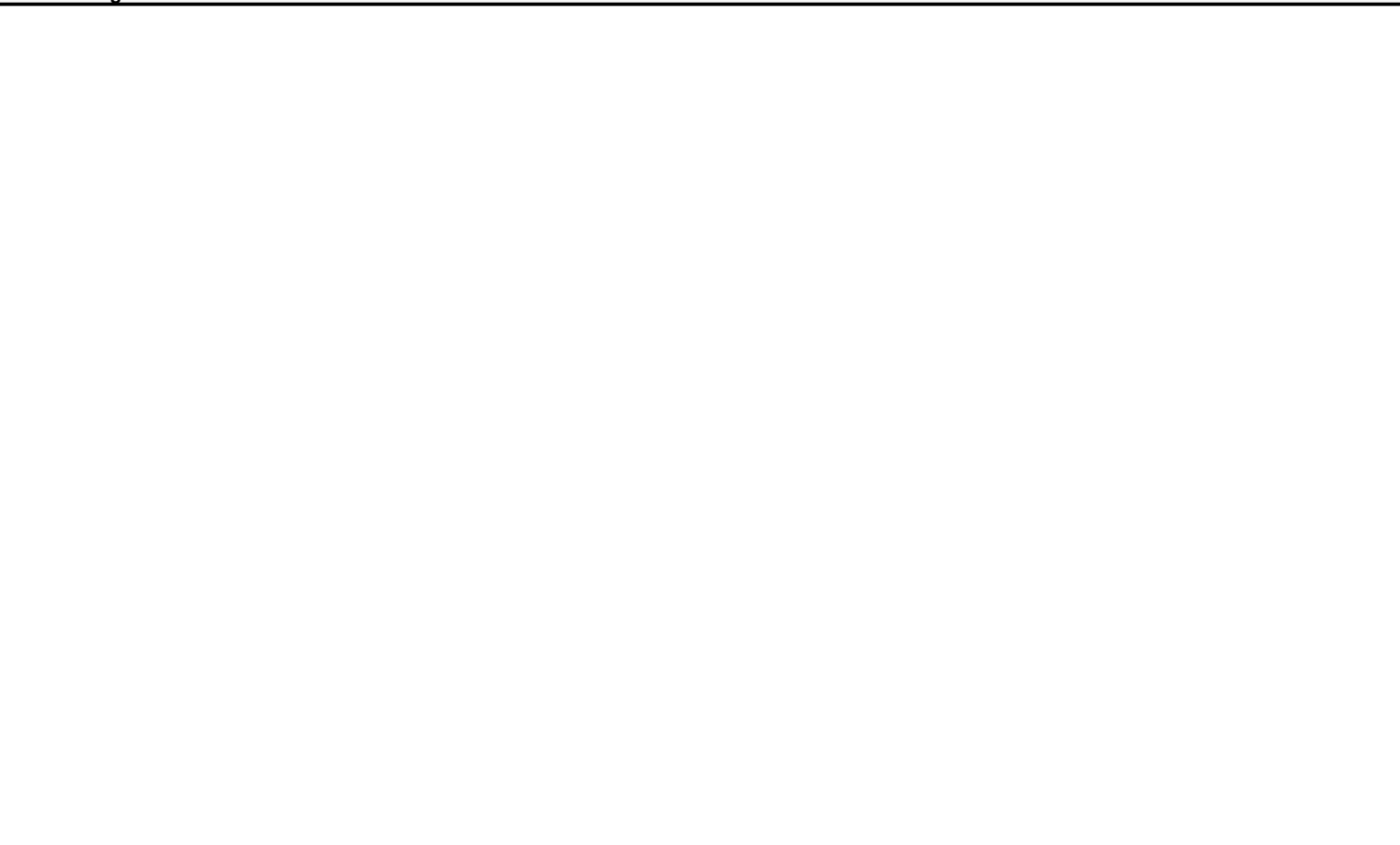
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Sketch Image

660110643



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	2	Slab	10	2 St/SI	1,372	1.918	2,632
2	G	1		10	Attached Garage	768	1.000	768
3	M	PRCH		10	SLBC	336	1.000	336
4	U	^UL	Overhang	10	Upper Level	1,260	1.000	1,260
5	M	PRCH		10	SLBC	112	1.000	112
<b>Total Building Area</b>						1,372		2,632



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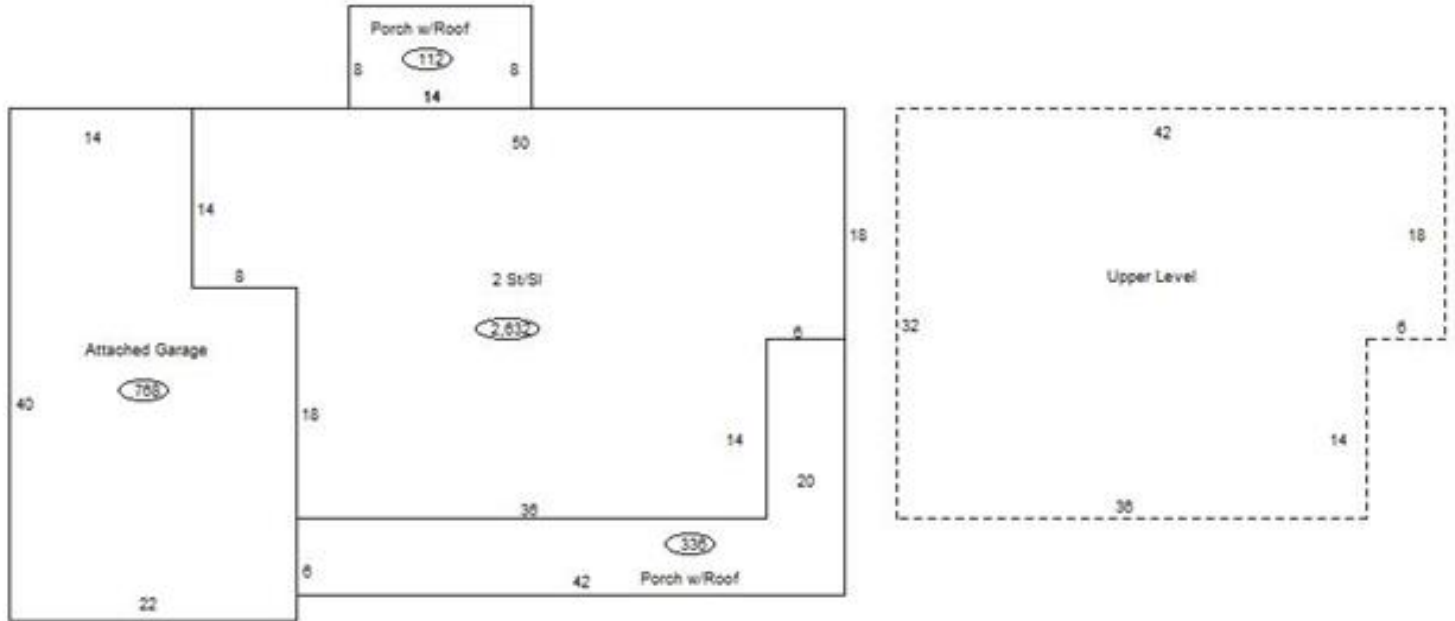
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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	BARN	BARN	10x24x0			240	
	Qual	2	Cond	2	Year	Eff Age	2026
<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (80% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (8.72 x 240)		2,093		2,093	1,674		419