



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 660001509 Parcel ID 000000-00-0-00285-001-0007 Cadastral ID 02-21-16-00160 Property Type REAL - Real Property Property Class RRP VI Area 1 Tax Area 5 - JUSTUS RURAL/NO FIRE Name ID 344528 JNB REVOCABLE FAMILY TRUST JOHN & PHYLLIS BLEWETT CO-TRUSTEES 14904 SMITH CIR CLAREMORE OK 74017-0000																																																										
Parcel Location Situs 14904 SMITH CIR Subdivision EASTLAND ACRES Lot/Block 0007 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 2 / 21 / 16 / 5 Neighborhood 1029 - R-V01-NE SEQUOYAH School District S009 - JUSTUS-TIAWAH SCHOOLS																																																										
Legal Description Lot/Long: 36.32311684 -95.56196121					Building Permits																																																					
LOT 7 BLOCK 1 EASTLAND ACRES					<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> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																												
Number	Description	Opened	Closed	Amount																																																						
Exemptions					Sale History																																																					
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code																																																	
					/	CONGER, DYLAN JAMES &	05/31/2024	335,000	YES																																																	
					2566/707	SHANKLIN, LESLIE R &	07/14/2016	150,000	YES																																																	
					1890/190	CIANCIO, JOHN A &	08/03/2007	139,000	YES																																																	
					1592/212	FOX, MARTHA S	05/26/2004	118,500	YES																																																	
Parcel Valuation					<table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>83.050</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>2025</td> <td>Land Value</td> <td>149,742</td> <td>149,742</td> <td>11%</td> <td>16,472</td> <td>Assessed</td> <td>37,554</td> <td>3,118.86</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements</td> <td>191,652</td> <td>191,652</td> <td> </td> <td>21,082</td> <td>Penalty</td> <td>0</td> <td> </td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home</td> <td>0</td> <td>0</td> <td> </td> <td>0</td> <td>Exemption</td> <td>0</td> <td>0.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value</td> <td>341,394</td> <td>341,394</td> <td> </td> <td>37,554</td> <td>Total Taxable</td> <td>37,554</td> <td>3,119.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	83.050	Current Tax	Remove Cap	2025	Land Value	149,742	149,742	11%	16,472	Assessed	37,554	3,118.86	Year Frozen	0	Improvements	191,652	191,652		21,082	Penalty	0		Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00	TIF Project ID	0	Total Value	341,394	341,394		37,554	Total Taxable	37,554	3,119.00
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Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																																			
2025	2025-660001509	JNB REVOCABLE FAMILY TRUST	5	335,000	0	36,850	3,060.00																																																			
2024	2024-660001509	JNB REVOCABLE FAMILY TRUST	5	236,617	0	19,191	1,601.00																																																			
2023	2023-660001509	CONGER, DYLAN JAMES &	5	193,454	0	18,277	1,522.00																																																			
2022	2022-660001509	CONGER, DYLAN JAMES &	5	158,251	0	17,408	1,448.00																																																			
2021	2021-660001509	CONGER, DYLAN JAMES &	5	156,408	0	17,205	1,460.00																																																			
2020	2020-660001509	CONGER, DYLAN JAMES &	5	152,154	0	16,737	1,417.00																																																			
2019	2019-660001509	CONGER, DYLAN JAMES &	5	147,628	0	16,239	1,406.00																																																			
2018	2018-660001509	CONGER, DYLAN JAMES &	5	152,310	0	16,754	1,452.00																																																			
2017	2017-660001509	CONGER, DYLAN JAMES &	5	150,948	0	16,604	1,354.00																																																			
2016	2016-660001509	CONGER, DYLAN JAMES &	5	132,989	0	14,629	1,248.00																																																			
2015	2015-660001509	SHANKLIN, LESLIE R &	5	131,987	0	14,519	1,227.00																																																			
2014	2014-660001509	SHANKLIN, LESLIE R &	5	133,097	0	14,560	1,250.00																																																			
2013	2013-660001509	DEAL, LESLIE R	5	126,065	0	13,867	1,208.00																																																			



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Lot Data	Square-Foot - NBHD 1029 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	1.1777	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	51,300.00 x 1.36 = 69,597	
Factor Value		
Adjustments	2.1516	
Lot Value	149,742	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,674 / 1,674
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,674
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	575 Attached Garage - Unfinished
Remodel	PARTIAL -
Year/Eff Age	1973 / 27



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	212,022	126.66	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	2		
Indicated Value	282,370		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	174,569		
Lot Value	149,742		
Indicated Value	324,311	193.73	Per SqFt
Agland Value			
Site Improvements	17,083		
Total Value	341,394	203.94	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	111.57	Total Misc Impr	+	23,030			
Roofing Adj	+ 4.87	Garage Cost	+	17,756			
Subfloor Adj	+ -2.31	Total RCN	=	264,499			
Heat/Cool Adj	+ 12.64	Depreciation (34%)	-	89,930			
Plumbing Adj	+ 6.87	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	174,569			
Adj Base Cost	= 133.64	Lot Value	+	149,742			
Total Area	x 1,674	Indicated Value	=	324,311			
Adjusted Cost	= 223,713	Value Per SqFt		193.73			

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	4200	26x6		156	26.44		4,125
EPSW	ENCLOSED PORCH - SOLID WALL	4201	16x12		192	69.22		13,290



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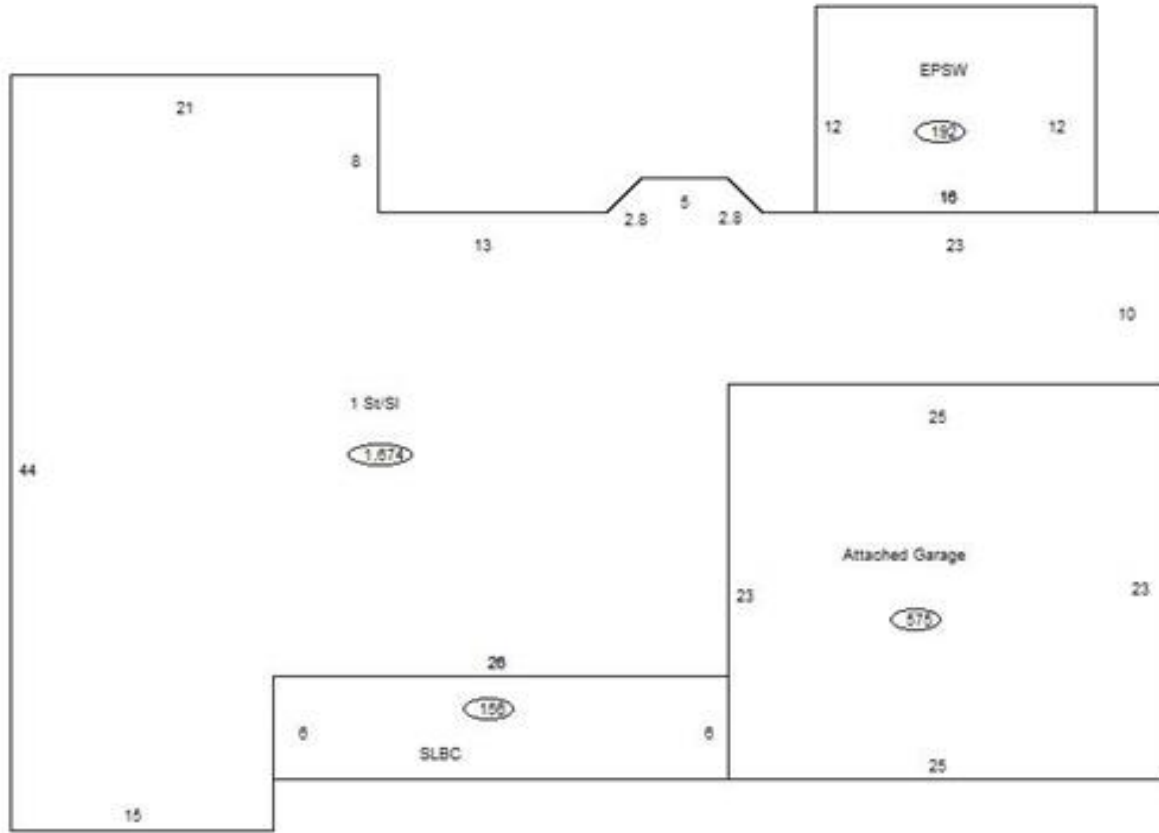
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Sketch Image

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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	1 St/SI	1,674	1.000	1,674
2	G	1		10	Attached Garage	575	1.000	575
3	M	PRCH		10	SLBC	156	1.000	156
4	M	EPSW		10	EPSW	192	1.000	192
Total Building Area						1,674		1,674



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	0x0x0			600
	Qual 2	Cond 3	Year 2005	Eff Age		
Valuation Summary		Modifier Total	RCN	Depr (5% Phys/ % Func)	RCNLD	
Base Cost (29.97 x 600)		17,982	17,982	899		17,083