




# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
Time 03:24:03  
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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660003082 <b>Parcel ID</b> 21N16E-04-1-00000-000-0000 <b>Cadastral ID</b> 04-21-16-02100 <b>Property Type</b> REAL - Real Property <b>Property Class</b> UR VI Area 1 <b>Tax Area</b> 17 - CLAREMORE OT <b>Name ID</b> 324608 PHILLIPS, JERROD & ERIN  2795 SIOUX AVE CLAREMORE OK 74017-0000  <b>Parcel Location</b> <b>Situs</b> 02795 SIOUX AVE <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 1 - Acres <b>Sec/Twn/Rng</b> 4 / 21 / 16 / 1 <b>Neighborhood</b> 2116 - UNPLATTED <b>School District</b> S001 - CLAREMORE SCHOOLS					 <p>\\tsclient\T\TOMMY DUNLAP\New folder (165)\IMG_0067.JPG 4/5/2023</p>																																																																																																																				
<b>Legal Description</b> Lat/Long: 36.33355470 -95.59729216 BEG: NE/C LOT 1; S 1103.04' TO POB; N 208.71'; W 208.71'; S 208.71'; E 208.71' TO POB																																																																																																																									
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Lot Data		Square-Foot - NBHD 2116 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	0.9173		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	39,958.00 x .88 = 35,163		
Factor Value			
Adjustments	1.0000		
Lot Value	35,163		



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Residential Data	
Type	1 Single Family Residence
Condition	4 - Good
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Stone
Base/Total Area	1,864 / 1,864
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,864
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	616 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1973 / 32

### GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

### Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	221,590 118.88 Per SqFt

### Direct Comparables

Selection Model	A Adam Test
Adjustment Model	NewTest
Comparables	
Indicated Value	

### Value Reconciliation

Selected Approach	Cost Approach
Improvements	168,622
Lot Value	35,163
Indicated Value	203,785 109.33 Per SqFt
Agland Value	
Site Improvements	9,000
Total Value	212,785 114.16 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	114.79	Total Misc Impr	+ 8,595
Roofing Adj	+ 4.77	Garage Cost	+ 18,751
Subfloor Adj	+ -2.27	Total RCN	= 281,036
Heat/Cool Adj	+ 12.64	Depreciation ( 40%)	- 112,414
Plumbing Adj	+ 6.17	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 168,622
Adj Base Cost	= 136.10	Lot Value	+ 35,163
Total Area	x 1,864	Indicated Value	= 203,785
Adjusted Cost	= 253,690	Value Per SqFt	109.33

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	7780	332		332	25.89		8,595



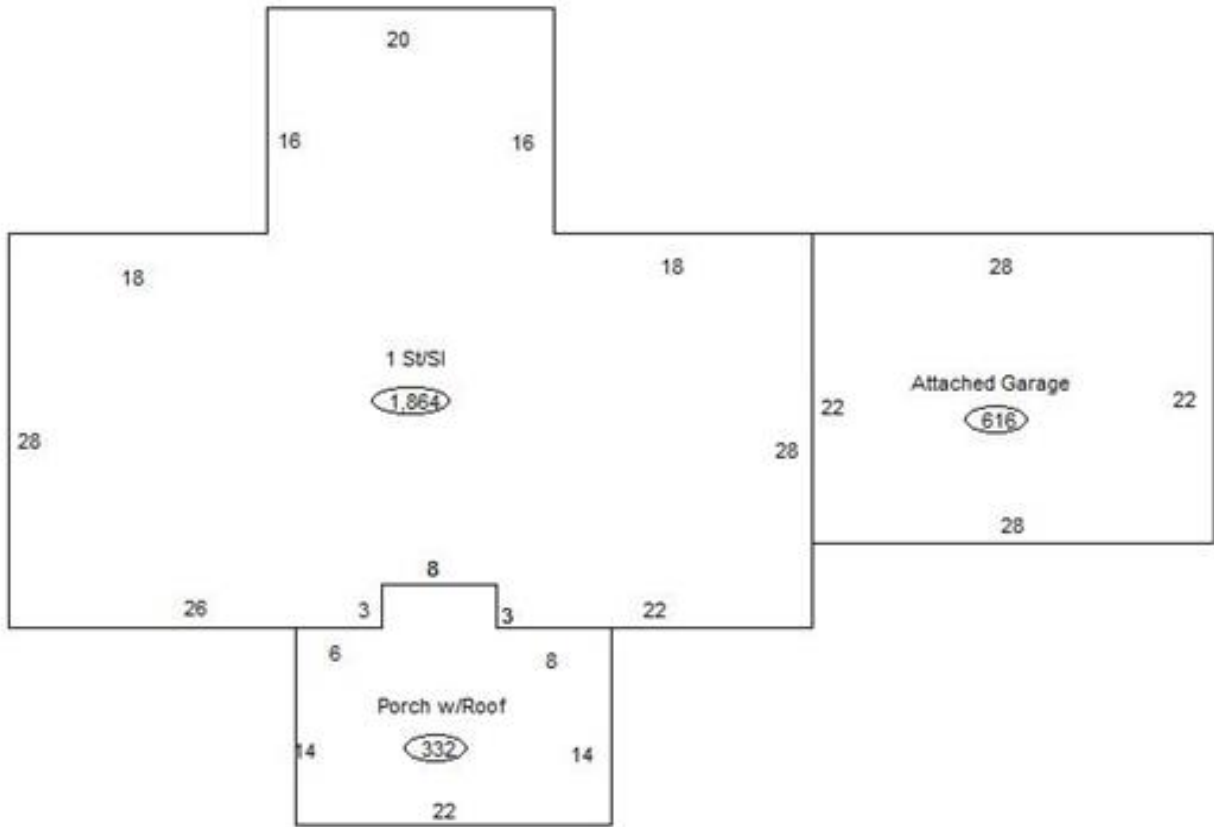
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Sketch Image

660003082



**Sketch Vector Information**

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,864	1.000	1,864
2	G	1		13	Attached Garage	616	1.000	616
3	M	PRCH		13	SLBC	332	1.000	332
<b>Total Building Area</b>						1,864		1,864



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SG	SWIM-GUNITE				1
	Qual 3	Cond 3	Year	Eff Age		

Valuation Summary		Modifier Total	RCN	Depr (70% Phys/ % Func)	RCNLD
Base Cost (30,000.00 x 1)	30,000		30,000	21,000	9,000



Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	0x0x0			
	Qual	Cond	Year	Eff Age		

Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
Base Cost (4.68 x )					