



# 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> 660003098 <b>Parcel ID</b> 000000-00-0-10435-002-0002 <b>Cadastral ID</b> 04-21-16-02800 <b>Property Type</b> REAL - Real Property <b>Property Class</b> URP VI Area 1 <b>Tax Area</b> 17 - CLAREMORE OT <b>Name ID</b> 333175 JEZWINSKI, DAVID JAMES JR & STEPHANIE JACKMAN REVOCABLE LIVING TRUST 1508 N CHOCTAW PL CLAREMORE OK 74017-0000  <b>Parcel Location</b> <b>Situs</b> 01508 N CHOCTAW PL <b>Subdivision</b> STONEGATE <b>Lot/Block</b> 0002 / 0002 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 4 / 21 / 16 / 5 <b>Neighborhood</b> 1172 - R-V01-SW CLAREMORE <b>School District</b> S001 - CLAREMORE SCHOOLS					<p>\\tsclient\T\TOMMY DUNLAP\New folder (165)\IMG_0090.JPG 4/5/2023</p>				
<b>Legal Description</b> Lat/Long: 36.32452777 -95.60078586									
LOT 2 BLOCK 2 STONEGATE					<b>Building Permits</b>				
					<b>Number</b>	<b>Description</b>	<b>Opened</b>	<b>Closed</b>	<b>Amount</b>
					4461	R17-NEW 252 SQ FT ADDITION TO SFI	07/2016	12/2016	
<b>Exemptions</b>					<b>Sale History</b>				
<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>	<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>
H	Homestead	No	1,000		/	BOUTWELL, BRET A	12/29/2020	195,000	YES
					1776/893	BENNETT, JANICE A &	05/24/2006	125,000	YES
					1885/637	RILEY, LINDA G &	04/01/2006	125,000	9
					1506/430	DRIVER, ROBERT G TRUSTEE	08/01/2003	100,000	YES
					1333/616	DRIVER, ROBERT GENE	11/20/2001	0	16
					1307/440	BENNETT, STEVEN W &	07/26/2001	100,000	YES
<b>Parcel Valuation</b>									
<b>Source</b>	<b>REAL</b>		<b>Fair Cash</b>	<b>Capped</b>	<b>Asmnt Level</b>	<b>Assessed</b>	<b>Levy Rate</b>	92.430	<b>Current Tax</b>
Remove Cap	2021	<b>Land Value</b>	64,329	64,329	11%	7,076	<b>Assessed</b>	22,821	2,109.35
Year Frozen	0	<b>Improvements</b>	143,143	143,143		15,745	<b>Penalty</b>	0	
Uncapped Value	0	<b>Mobile Home</b>	0	0		0	<b>Exemption</b>	0	0.00
TIF Project ID	0	<b>Total Value</b>	207,472	207,472		22,821	<b>Total Taxable</b>	22,821	2,109.00
<b>Assessment History</b>									
<b>Tax Year</b>	<b>Statement Number</b>	<b>Billed Owner</b>			<b>Tax Area</b>	<b>Total Value</b>	<b>Exemptions</b>	<b>Taxable Value</b>	<b>Billed Tax</b>
2025	2025-660003098	JEZWINSKI, DAVID JAMES JR &			17	202,968	0	22,326	2,064.00
2024	2024-660003098	JEZWINSKI, DAVID JAMES JR &			17	216,427	0	22,523	2,082.00
2023	2023-660003098	JEZWINSKI, DAVID JAMES JR &			17	195,000	0	21,450	1,965.00
2022	2022-660003098	JEZWINSKI, DAVID JAMES JR &			17	187,843	0	20,663	1,913.00
2021	2021-660003098	JEZWINSKI, DAVID JAMES JR &			17	195,438	0	21,498	1,898.00
2020	2020-660003098	BOUTWELL, BRET A			17	146,011	1000	14,793	1,355.00
2019	2019-660003098	BOUTWELL, BRET ALLEN			17	139,391	1000	14,333	1,328.00
2018	2018-660003098	BOUTWELL, BRET ALLEN			17	146,301	1000	15,093	1,395.00
2017	2017-660003098	BOUTWELL, BRET ALLEN			17	144,970	1000	14,947	1,373.00
2016	2016-660003098	BOUTWELL, BRET ALLEN			17	134,154	1000	13,757	1,291.00
2015	2015-660003098	BOUTWELL, BRET ALLEN			17	133,087	1000	13,640	1,230.00
2014	2014-660003098	BOUTWELL, BRET ALLEN			17	135,471	1000	13,676	1,268.00
2013	2013-660003098	BOUTWELL, BRET ALLEN			17	130,569	1000	13,249	1,212.00




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Lot Data	Square-Foot - NBHD 1172 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> 1 <b>Units Buildable</b> 15750 <b>Non-Ag Acres</b> 0.2868 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> LAND QUALITY 0 0 <b>Method</b> Square-Foot <b>Base Lot Value</b> 12,491.00 x 5.15 = 64,329 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 64,329		 <p>\\tsclient\T\TOMMY DUNLAP\New folder (165)\IMG_0090.JPG 4/5/2023</p>

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	3 - Average
<b>Architecture</b>	
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	100% Veneer, Masonry
<b>Base/Total Area</b>	1,585 / 1,585
<b>Style</b>	100% One Story
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	1,585
<b>Fixture/RghIn</b>	8 /
<b>Bed/F/H Bath</b>	3 / 2.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	572 Attached Garage - Unfinished 2 Stalls
<b>Remodel</b>	
<b>Year/Eff Age</b>	1970 / 42

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	112.65	<b>Total Misc Impr</b>	+ 30,083				
<b>Roofing Adj</b>	+ 4.92	<b>Garage Cost</b>	+ 17,686				
<b>Subfloor Adj</b>	+ -2.31	<b>Total RCN</b>	= 261,982				
<b>Heat/Cool Adj</b>	+ 12.64	<b>Depreciation ( 48%)</b>	- 125,751				
<b>Plumbing Adj</b>	+ 7.25	<b>Lump Sums</b>	+ 0				
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 136,231				
<b>Adj Base Cost</b>	= 135.15	<b>Lot Value</b>	+ 64,329				
<b>Total Area</b>	x 1,585	<b>Indicated Value</b>	= 200,560				
<b>Adjusted Cost</b>	= 214,213	<b>Value Per SqFt</b>	126.54				

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

Multiple Regression			
<b>MRA Code</b>	1	Test	
<b>Adusted R</b>	0.8445		
<b>Indicated Value</b>	192,414	121.40	Per SqFt

Direct Comparables			
<b>Selection Model</b>	A	Adam Test	
<b>Adjustment Model</b>	1	2022 Residential	
<b>Comparables</b>	5		
<b>Indicated Value</b>	198,610		Per SqFt

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	136,231		
<b>Lot Value</b>	64,329		
<b>Indicated Value</b>	200,560	126.54	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>	6,912		
<b>Total Value</b>	207,472	130.90	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	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	7836		162	162	26.42		4,280
PATO	SLAB PORCH - OPEN	7837	16x12		192	10.63		2,041
EPSW	ENCLOSED PORCH - SOLID WALL	130676	21x12		252	68.73		17,320
PATO	SLAB PORCH - OPEN	144909	12x6		72	11.48		827





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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	DTGF	DETACHED GARAGE FAIR	0x0x0			576
	Qual 2	Cond 3	Year	Eff Age		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (25% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (16.00 x 576)		9,216		9,216	2,304	6,912