



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 14:24:06
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660003155 Parcel ID 000000-00-0-10205-001-0004 Cadastral ID 04-21-16-03370 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 342969 GLEASON, JACOB 1217 N CHERRINGTON AVE CLAREMORE OK 74017-0000 Parcel Location Situs 01217 CHERRINGTON Subdivision JAYCEE Lot/Block 0004 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 4 / 21 / 16 / 5 Neighborhood 1162 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS																																																																																																																									
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Lot Data	Square-Foot - NBHD 1162 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	0.2288	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	9,967.00 x 5.45 = 54,320	
Factor Value		
Adjustments	1.4706	
Lot Value	79,883	

Residential Data	
Type	1 Single Family Residence
Condition	2 - Fair
Quality	2.5 - Fair
Architecture	R3 Res Nbhd 3
Style	100% One Story
Exterior Wall	75% Veneer, Masonry 25% Frame, Siding, Wood
Base/Total Area	1,448 / 1,448
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,448
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	280 Carport - Gable Roof
Remodel	
Year/Eff Age	1965 / 61

Cost Approach		Manual : 01/2025	
Base Cost	103.09	Total Misc Impr	+ 1,731
Roofing Adj	+ 4.46	Garage Cost	+ 2,268
Subfloor Adj	+ -1.19	Total RCN	= 185,057
Heat/Cool Adj	+ 11.47	Depreciation (65%)	- 120,287
Plumbing Adj	+ 7.21	Lump Sums	+ 3,274
Basement Adj	+ 0.00	RCNLD	= 68,044
Adj Base Cost	= 125.04	Lot Value	+ 79,883
Total Area	x 1,448	Indicated Value	= 147,927
Adjusted Cost	= 181,058	Value Per SqFt	102.16

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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	127,344	87.94	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	152,310		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	68,044		
Lot Value	79,883		
Indicated Value	147,927	102.16	Per SqFt
Agland Value			
Site Improvements			
Total Value	147,927	102.16	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	8062		72	72	24.04		1,731
WODO	WOOD DECK - OPEN	8063	20x13		260	17.99	30%	3,274



Rogers

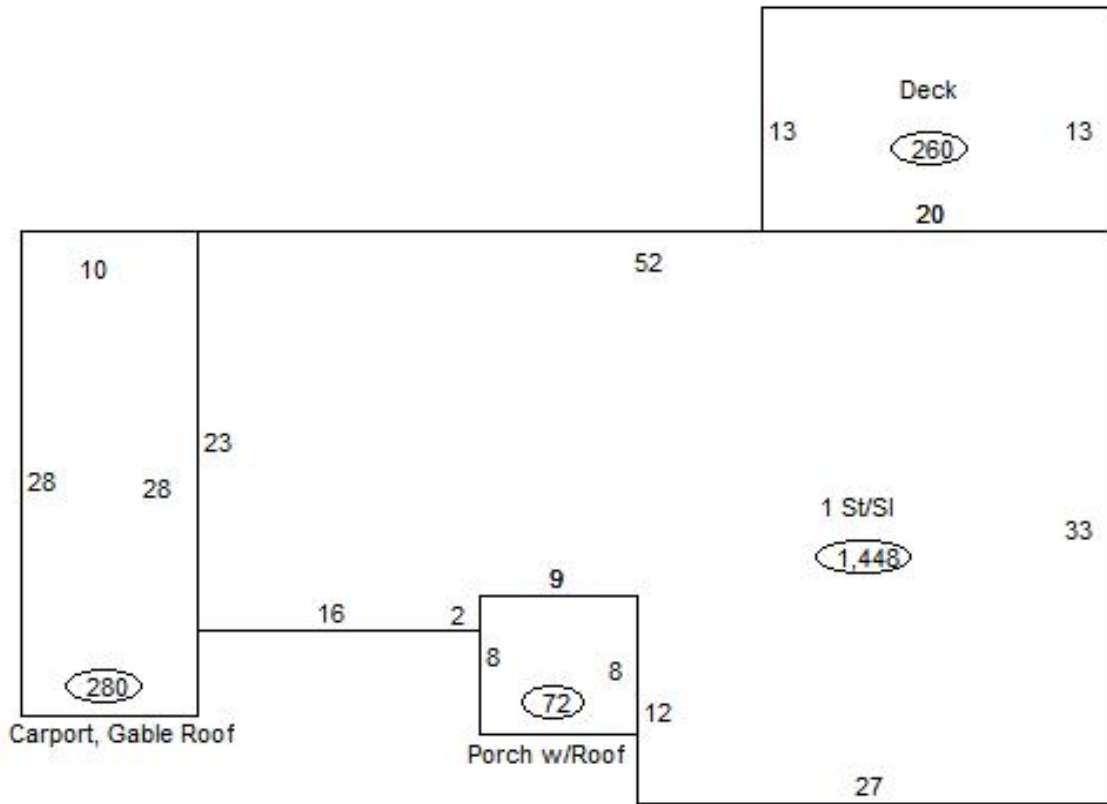
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Sketch Image

660003155



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,448	1.000	1,448
2	G	3		13	Carport, Gable Roof	280	1.000	280
3	M	PRCH		13	SLBC	72	1.000	72
4	M	WODO		13	WODO	260	1.000	260
Total Building Area						1,448		1,448