



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 03:25:38
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660003160 Parcel ID 000000-00-0-10205-001-0009 Cadastral ID 04-21-16-03420 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 71424 WHITETREE, MARGARET L 1224 N CHEROKEE CLAREMORE OK 74017-0000 Parcel Location Situs 01224 N CHEROKEE AVE Subdivision JAYCEE Lot/Block 0009 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 4 / 21 / 16 / 5 Neighborhood 1162 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS					<p style="text-align: right; color: orange;">04/10/2023</p> <p>\\tsclient\T\TOMMY DUNLAP\New folder (167)\IMG_0046.JPG 4/10/2023</p>																																																																																																																				
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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	1.0000	
Lot Value	54,320	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	R3 Res Nbhd 3
Style	100% One Story
Exterior Wall	10% Veneer, Masonry 90% Frame, Siding, Vinyl
Base/Total Area	1,300 / 1,300
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	7 /
Bed/F/H Bath	3 / 1.5 /
Basement Area	
Garage Type	288 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1961 / 49

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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	115,735	89.03	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	7		
Indicated Value	147,130		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	99.42	Total Misc Impr	+	8,169			
Roofing Adj	+ 4.56	Garage Cost	+	9,288			
Subfloor Adj	+ 1.15	Total RCN	=	178,254			
Heat/Cool Adj	+ 11.47	Depreciation (56%)	-	99,822			
Plumbing Adj	+ 7.09	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	78,432			
Adj Base Cost	= 123.69	Lot Value	+	54,320			
Total Area	x 1,300	Indicated Value	=	132,752			
Adjusted Cost	= 160,797	Value Per SqFt		102.12			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	78,432		
Lot Value	54,320		
Indicated Value	132,752	102.12	Per SqFt
Agland Value			
Site Improvements			
Total Value	132,752	102.12	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	8079	7x6		42	24.14		1,014
PRCH	SLAB PORCH - COVERED	8080	22x14		308	23.23		7,155



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Sketch Image

660003160



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	1,300	1.000	1,300
2	G	1		13	Attached Garage	288	1.000	288
3	M	PRCH		13	SLBC	42	1.000	42
4	M	PRCH		13	SLBC	308	1.000	308
Total Building Area						1,300		1,300