



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 15:25:10
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660003161 Parcel ID 000000-00-0-10205-001-0010 Cadastral ID 04-21-16-03430 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 325987 QUIGLEY, KAREN MARIE & SIDNEY LEE JR 1226 N CHEROKEE AVE CLAREMORE OK 74017-0000 Parcel Location Situs 01226 N CHEROKEE AVE Subdivision JAYCEE Lot/Block 0010 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 4 / 21 / 16 / 5 Neighborhood 1162 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS																																																																																																																									
Legal Description Lot/Long: 36.32322604 -95.60701888																																																																																																																									
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Lot Data		Square-Foot - NBHD 1162 #1	
Lot Size			
Lot Count	1		
Units Buildable	1		
Non-Ag Acres	0.2308		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	10,053.00 x 5.45 = 54,789		
Factor Value			
Adjustments	1.0000		
Lot Value	54,789		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	75% Frame, Siding, Wood 25% Veneer, Masonry
Base/Total Area	1,890 / 1,890
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1961 / 49

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	126,190	66.77	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	161,540		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	95.74	Total Misc Impr	+ 581				
Roofing Adj	+ 4.32	Garage Cost	+ 581				
Subfloor Adj	+ 1.13	Total RCN	= 223,941				
Heat/Cool Adj	+ 11.47	Depreciation (56%)	- 125,407				
Plumbing Adj	+ 5.52	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 98,534				
Adj Base Cost	= 118.18	Lot Value	+ 54,789				
Total Area	x 1,890	Indicated Value	= 153,323				
Adjusted Cost	= 223,360	Value Per SqFt	81.12				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	98,534		
Lot Value	54,789		
Indicated Value	153,323	81.12	Per SqFt
Agland Value			
Site Improvements			
Total Value	153,323	81.12	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	8082	6x4		24	24.19		581



Rogers

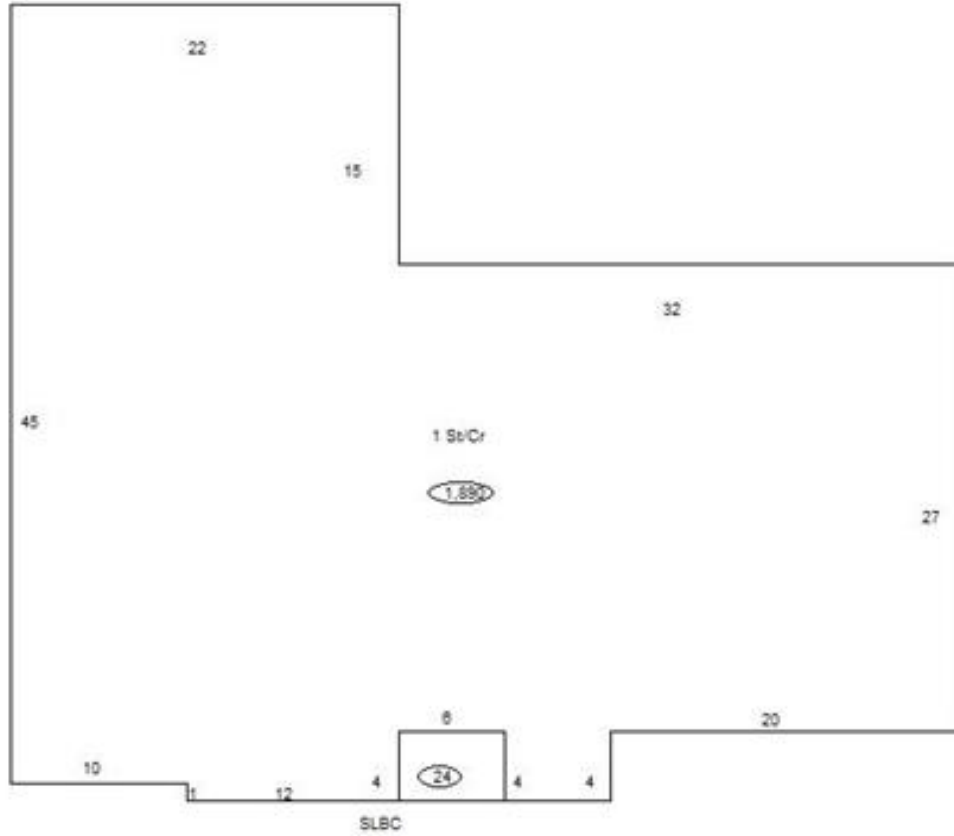
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Sketch Image

660003161



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	1,890	1.000	1,890
2	M	PRCH		10	SLBC	24	1.000	24
Total Building Area						1,890		1,890