



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
 Time 06:18:44  
 Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660003914 <b>Parcel ID</b> 21N16E-05-1-00000-000-0000 <b>Cadastral ID</b> 05-21-16-02400 <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> 288269 SOWINSKI, ALLAN &  CINDIE 2525 N JAY ST CLAREMORE OK 74017-0000  <b>Parcel Location</b> <b>Situs</b> 02525 JAY <b>Subdivision</b> <b>Lot/Block</b> / <b>Parcel Size</b> 1.97 - Acres <b>Sec/Twn/Rng</b> 5 / 21 / 16 / 1 <b>Neighborhood</b> 2116 - UNPLATTED <b>School District</b> S001 - CLAREMORE SCHOOLS																																																																																																																									
<b>Legal Description</b> Lat/Long: 36.33307771 -95.61550270																																																																																																																									
<b>Legal Description</b> PT LOT 1 BEG: SE/C LOT 1; W 310.24'; N 38-32 W 142.18'; N 135.28'; E 399.14' TO A PT ON E/L LOT 1' S 248.75' TO POB; LESS TR COMM AT SE/C GOVT LOT 1; TH N89-35-05W 28.14' TO POB; TH N89-35-05W 120'; TH N00-10-00E 74.63'; TH S89-35-05E 112.89'; TH S05-16-30E 75' TO					<b>Building Permits</b> <table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																																																											
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Lot Data	Square-Foot - NBHD 2116 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> 1.97 <b>Non-Ag Acres</b> 1.7677 <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> 77,002.00 x .69 = 53,047 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 53,047		

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	3.5 - Average
<b>Architecture</b>	
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	100% Veneer, Masonry
<b>Base/Total Area</b>	2,424 / 2,424
<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>	2,424
<b>Fixture/RghIn</b>	14 /
<b>Bed/F/H Bath</b>	4 / 2.5 /
<b>Basement Area</b>	
<b>Garage Type</b>	825 Attached Garage - Unfinished
<b>Remodel</b>	
<b>Year/Eff Age</b>	2008 / 14

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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>	341,351	140.82	Per SqFt

Direct Comparables	
<b>Selection Model</b>	A Adam Test
<b>Adjustment Model</b>	NewTest
<b>Comparables</b>	
<b>Indicated Value</b>	

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	109.13	<b>Total Misc Impr</b>	+ 17,341				
<b>Roofing Adj</b>	+ 5.19	<b>Garage Cost</b>	+ 30,698				
<b>Subfloor Adj</b>	+ -3.40	<b>Total RCN</b>	= 374,358				
<b>Heat/Cool Adj</b>	+ 14.47	<b>Depreciation ( 14%)</b>	- 52,410				
<b>Plumbing Adj</b>	+ 9.23	<b>Lump Sums</b>	+ 0				
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 321,948				
<b>Adj Base Cost</b>	= 134.62	<b>Lot Value</b>	+ 53,047				
<b>Total Area</b>	x 2,424	<b>Indicated Value</b>	= 374,995				
<b>Adjusted Cost</b>	= 326,319	<b>Value Per SqFt</b>	154.70				

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	321,948		
<b>Lot Value</b>	53,047		
<b>Indicated Value</b>	374,995	154.70	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>			
<b>Total Value</b>	374,995	154.70	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	6,429.63		6,430
PRCH	SLAB PORCH - COVERED	9924		335	335	28.36		9,501
PRCH	SLAB PORCH - COVERED	9925		8x6	48	29.38		1,410



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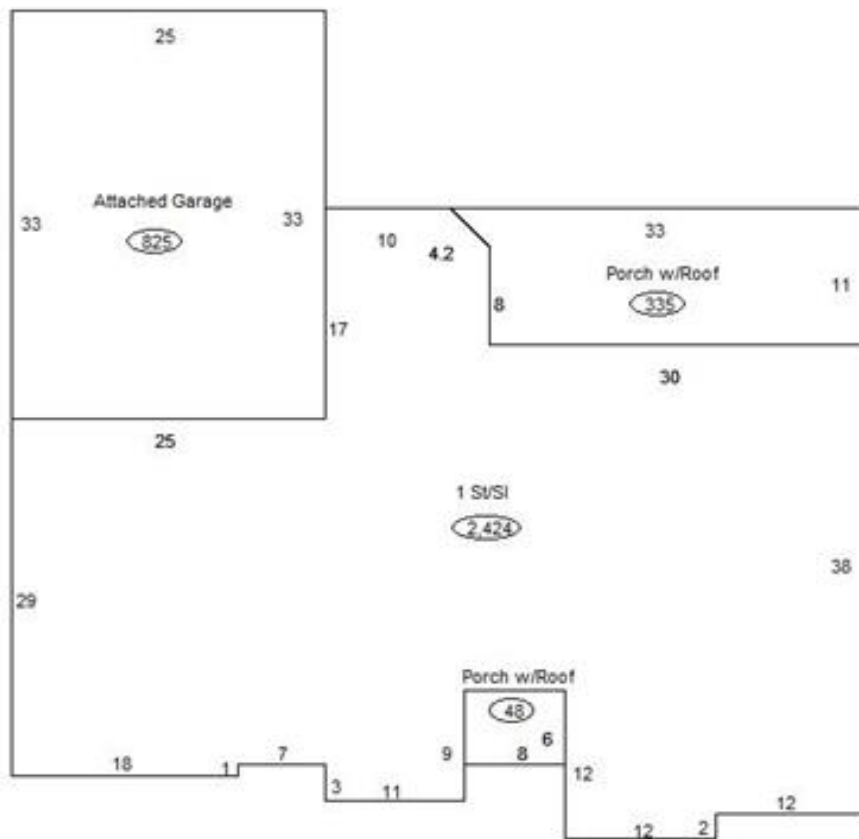
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### Sketch Image

660003914



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	2,424	1.000	2,424
2	G	1		13	Attached Garage	825	1.000	825
3	M	PRCH		13	SLBC	335	1.000	335
4	M	PRCH		13	SLBC	48	1.000	48
<b>Total Building Area</b>						2,424		2,424