



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image									
Account	660003918													
Parcel ID	21N16E-05-1-00000-000-0000													
Cadastral ID	05-21-16-02800													
Property Type	REAL - Real Property													
Property Class	UR	VI Area	1											
Tax Area	17 - CLAREMORE OT													
Name ID	89424													
SOWINSKI, ALLEN J														
2525 N JAY CLAREMORE OK 74017-0000														
Parcel Location														
Situs	02500 JAY													
Subdivision														
Lot/Block	/	Parcel Size	2.07 - Acres											
Sec/Twn/Rng	5 / 21 / 16 / 1													
Neighborhood	2116 - UNPLATTED													
School District	S001 - CLAREMORE SCHOOLS													
Legal Description Lat/Long: 36.33315404 -95.61657253														
BEG: 665' W SE/C LOT 1; N 1-35 -05 W 330'; E TO PT 399.14' W OF E/L LOT 1; S 221.21'; S 38- 32' E 142.18' TO S/L LOT 1; W 354.76' TO POB														
Building Permits														
<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>2833</td> <td>ADDITION R3</td> <td>11/2001</td> <td>12/2001</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	2833	ADDITION R3	11/2001	12/2001	
Number	Description	Opened	Closed	Amount										
2833	ADDITION R3	11/2001	12/2001											
Exemptions														
Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code					
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax						
Remove Cap	0	Land Value	59,231	39,222	11%	4,314	Assessed	15,616	1,443.39					
Year Frozen	0	Improvements	112,458	102,740		11,302	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00					
TIF Project ID	0	Total Value	171,689	141,962		15,616	Total Taxable	15,616	1,443.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660003918	SOWINSKI, ALLEN J	17	162,958	0	14,872	1,375.00							
2024	2024-660003918	SOWINSKI, ALLEN J	17	168,835	0	14,164	1,309.00							
2023	2023-660003918	SOWINSKI, ALLEN J	17	122,633	0	13,490	1,236.00							
2022	2022-660003918	SOWINSKI, ALLEN J	17	119,850	0	13,183	1,220.00							
2021	2021-660003918	SOWINSKI, ALLEN J	17	118,527	0	13,038	1,151.00							
2020	2020-660003918	SOWINSKI, ALLEN J	17	116,463	0	12,585	1,152.00							
2019	2019-660003918	SOWINSKI, ALLEN J	17	108,961	0	11,986	1,110.00							
2018	2018-660003918	SOWINSKI, ALLEN J	17	114,640	0	12,252	1,132.00							
2017	2017-660003918	SOWINSKI, ALLEN J	17	113,837	0	11,669	1,072.00							
2016	2016-660003918	SOWINSKI, ALLEN J	17	111,412	0	11,114	1,043.00							
2015	2015-660003918	SOWINSKI, ALLEN J	17	112,728	0	10,584	955.00							
2014	2014-660003918	SOWINSKI, ALLEN J	17	113,545	0	10,081	935.00							
2013	2013-660003918	SOWINSKI, ALLEN J	17	110,284	0	9,601	879.00							



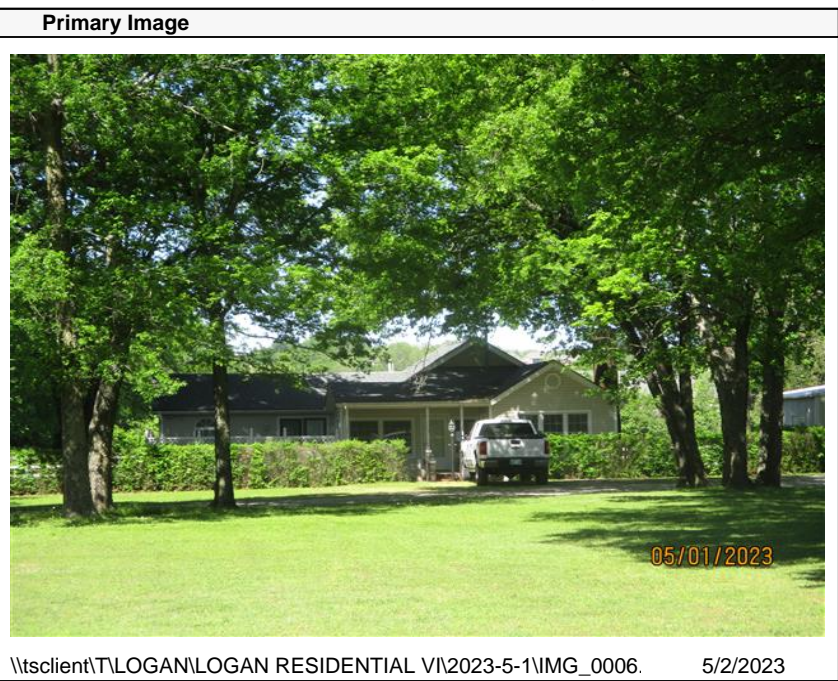
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Lot Data		Square-Foot - NBHD 2116 #1	
Lot Size			
Lot Count			
Units Buildable	2.07		
Non-Ag Acres	2.1988		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	95,778.00 x .62 = 59,231		
Factor Value			
Adjustments	1.0000		
Lot Value	59,231		



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-5-1\IMG\_0006. 5/2/2023

Residential Data	
Type	1 Single Family Residence
Condition	4 - Good
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	90% Frame, Siding, Vinyl 10% Veneer, Masonry
Base/Total Area	1,664 / 1,664
Style	100% One Story
HVAC	100% Floor Furnace
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	7 /
Bed/F/H Bath	3 / 1.5 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1950 / 46

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	123,736	74.36	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	NewTest
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025			
Base Cost	96.30	Total Misc Impr	+	9,625			
Roofing Adj	+ 4.43	Garage Cost	+				
Subfloor Adj	+ 1.15	Total RCN	=	191,434			
Heat/Cool Adj	+ 1.84	Depreciation ( 53%)	-	101,460			
Plumbing Adj	+ 5.54	Lump Sums	+	2,632			
Basement Adj	+ 0.00	RCNLD	=	92,606			
Adj Base Cost	= 109.26	Lot Value	+	59,231			
Total Area	x 1,664	Indicated Value	=	151,837			
Adjusted Cost	= 181,809	Value Per SqFt		91.25			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	92,606		
Lot Value	59,231		
Indicated Value	151,837	91.25	Per SqFt
Agland Value			
Site Improvements	19,852		
Total Value	171,689	103.18	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	5,095.98		5,096
PRCH	SLAB PORCH - COVERED	9926	16x12		192	23.59		4,529
WODO	WOOD DECK - OPEN	144694	14x12		168	22.38	30%	2,632



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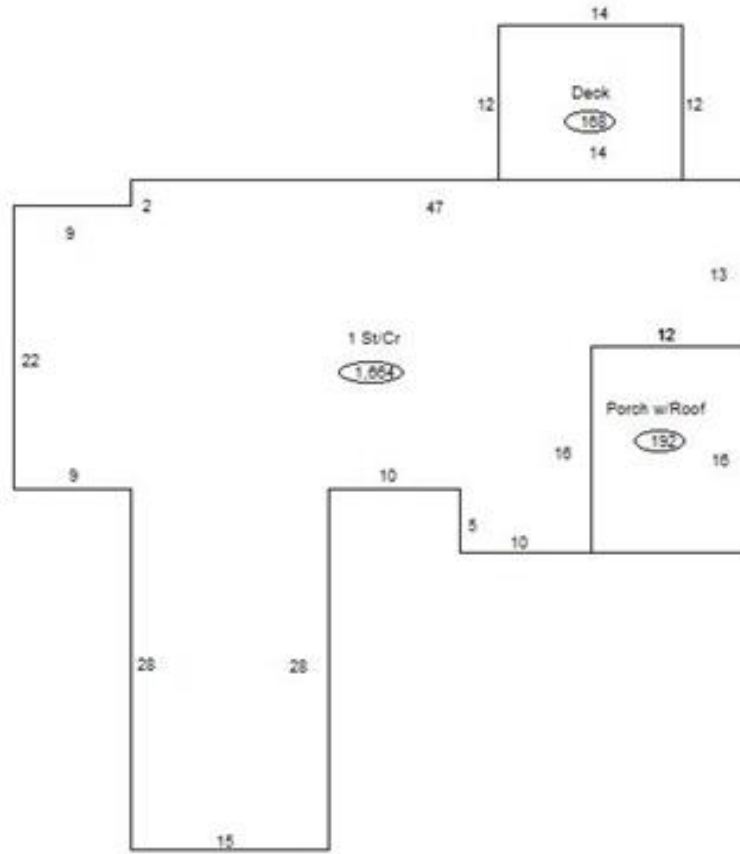
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Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	M	PRCH		13	SLBC	192	1.000	192
2	R	1	Crawl	13	1 St/Cr	1,664	1.000	1,664
3	M	WODO		13	WODO	168	1.000	168
<b>Total Building Area</b>						1,664		1,664



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	0x0x0			720
	Qual 2	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (15% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (31.28 x 720)		22,522	22,522	3,378	19,144
	STF	STG FAIR	0x0x0			216
	Qual 2	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (30% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (4.68 x 216)		1,011	1,011	303	708