



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
Time 18:20:46  
Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660003935 <b>Parcel ID</b> 000000-00-0-10772-003-0002 <b>Cadastral ID</b> 05-21-16-03380 <b>Property Type</b> REAL - Real Property <b>Property Class</b> URP VI Area 1 <b>Tax Area</b> 17 - CLAREMORE OT <b>Name ID</b> 267984 JORDAN APARTMENTS LLC  17661 S 4150 RD CLAREMORE OK 74017-0000  <b>Parcel Location</b> <b>Situs</b> 02303 JAY <b>Subdivision</b> SPRINGBROOK ESTATES I <b>Lot/Block</b> 0002 / 0003 Parcel Size 1 - Lots <b>Sec/Twn/Rng</b> 5 / 21 / 16 / 5 <b>Neighborhood</b> 1183 - R-V01-SW CLAREMORE <b>School District</b> S001 - CLAREMORE SCHOOLS																																																																																																																									
<b>Legal Description</b> Lot/Long: 36.33118903 -95.61496421 LOT 2 BLOCK 3 SPRINGBROOK EST I																																																																																																																									
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Lot Data		Square-Foot - NBHD 1183 #1	
Lot Size			
Lot Count	1		
Units Buildable	8000		
Non-Ag Acres	0.2115		
Topography			
Street Access			
Utilities			
Amenities	LOT SIZE ADJUSTMENT	0	0
Method	Square-Foot		
Base Lot Value	9,214.00 x 4.95 = 45,586		
Factor Value			
Adjustments	1.0000		
Lot Value	45,586		



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Residential Data	
Type	5 Duplex
Condition	3 - Average
Quality	2 - Fair
Architecture	R3 Res Nbhd 3
Style	100% Two Story
Exterior Wall	50% Veneer, Masonry 50% Frame, Siding, Wood
Base/Total Area	1,118 / 2,038
Style	100% Two Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,118
Fixture/RghIn	14 /
Bed/F/H Bath	4 / 3.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1984 / 32

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	1 Test
Adusted R	0.8445
Indicated Value	130,633 64.10 Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	
Indicated Value	

Cost Approach		Manual : 01/2025	
Base Cost	97.77	Total Misc Impr	+ 2,997
Roofing Adj	+ 2.24	Garage Cost	+
Subfloor Adj	+ 0.00	Total RCN	= 245,295
Heat/Cool Adj	+ 10.74	Depreciation ( 58%)	- 142,271
Plumbing Adj	+ 8.14	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 103,024
Adj Base Cost	= 118.89	Lot Value	+ 45,586
Total Area	x 2,038	Indicated Value	= 148,610
Adjusted Cost	= 242,298	Value Per SqFt	72.92

Value Reconciliation	
Selected Approach	Cost Approach
Improvements	103,024
Lot Value	45,586
Indicated Value	148,610 72.92 Per SqFt
Agland Value	
Site Improvements	
Total Value	148,610 72.92 Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	9988	14x4		56	24.26		1,359
PATO	SLAB PORCH - OPEN	9989	16x5		80	10.24		819
PATO	SLAB PORCH - OPEN	9990	16x5		80	10.24		819



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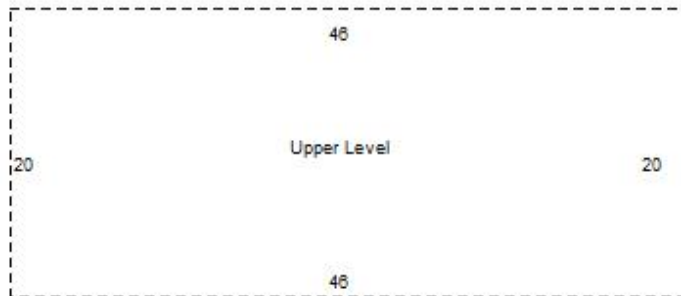
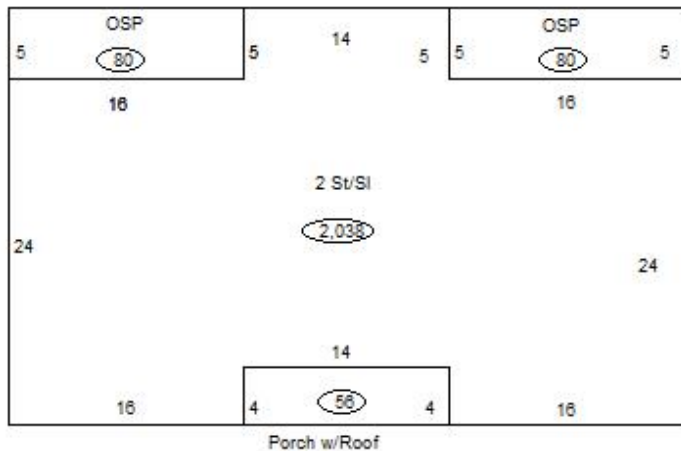
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### Sketch Image

660003935



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	2	Slab	13	2 St/SI	1,118	1.823	2,038
2	U	^UL	Overhang	13	Upper Level	920	1.000	920
3	M	PRCH		13	SLBC	56	1.000	56
4	M	PATO		13	Open Slab	80	1.000	80
5	M	PATO		13	Open Slab	80	1.000	80
<b>Total Building Area</b>						1,118		2,038