



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026  
Time 02:35:58  
Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660003936 <b>Parcel ID</b> 000000-00-0-10772-003-0003 <b>Cadastral ID</b> 05-21-16-03390 <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> 318610 2305 N JAY ST TRUST  PO BOX 141184 BROKEN ARROW OK 74014-0000  <b>Parcel Location</b> <b>Situs</b> 02305 JAY <b>Subdivision</b> SPRINGBROOK ESTATES I <b>Lot/Block</b> 0003 / 0003 <b>Parcel Size</b> 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: 36.33144902 -95.61508022																																																																																																																									
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Lot Data		Square-Foot - NBHD 1183 #1	
Lot Size			
Lot Count	1		
Units Buildable	8000		
Non-Ag Acres	0.2161		
Topography			
Street Access			
Utilities			
Amenities	LOT SIZE ADJUSTMENT	0	0
Method	Square-Foot		
Base Lot Value	9,414.00 x 4.90 = 46,136		
Factor Value			
Adjustments	1.0000		
Lot Value	46,136		



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-4-18\IMG\_005I 4/18/2023

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	960 / 1,920
Style	100% Two Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	960
Fixture/RghIn	11 /
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	572 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1979 / 35

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	171,132	89.13	Per SqFt

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

Cost Approach				Manual : 01/2025			
Base Cost	100.35	Total Misc Impr	+ 4,077				
Roofing Adj	+ 2.11	Garage Cost	+ 17,234				
Subfloor Adj	+ 0.00	Total RCN	= 251,845				
Heat/Cool Adj	+ 10.74	Depreciation ( 50%)	- 125,923				
Plumbing Adj	+ 6.87	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 125,922				
Adj Base Cost	= 120.07	Lot Value	+ 46,136				
Total Area	x 1,920	Indicated Value	= 172,058				
Adjusted Cost	= 230,534	Value Per SqFt	89.61				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	125,922		
Lot Value	46,136		
Indicated Value	172,058	89.61	Per SqFt
Agland Value			
Site Improvements			
Total Value	172,058	89.61	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	9993	16x4		64	24.23		1,551
PATO	SLAB PORCH - OPEN	9994	14x9		126	10.02		1,263
PATO	SLAB PORCH - OPEN	9995	14x9		126	10.02		1,263



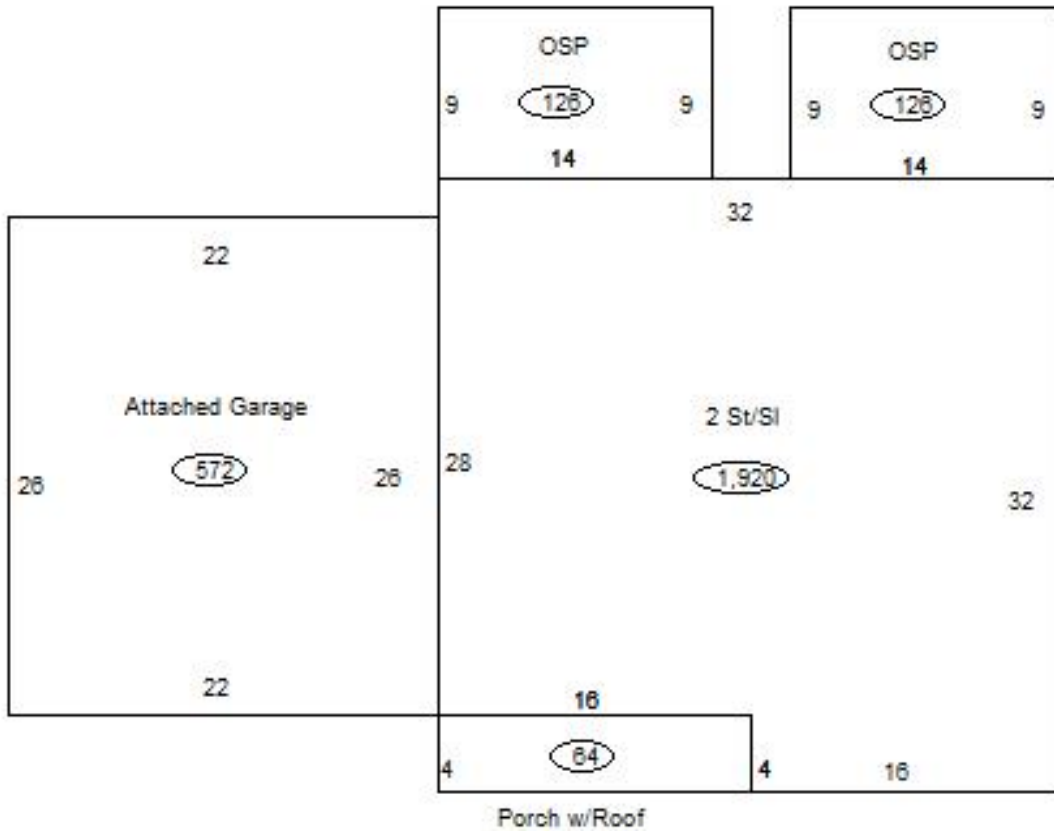
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Sketch Image

660003936



**Sketch Vector Information**

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	2	Slab	13	2 St/SI	960	2.000	1,920
2	G	1		13	Attached Garage	572	1.000	572
3	M	PRCH		13	SLBC	64	1.000	64
4	M	PATO		13	Open Slab	126	1.000	126
5	M	PATO		13	Open Slab	126	1.000	126
<b>Total Building Area</b>						960		1,920