



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 02:32:05
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660004032 Parcel ID 000000-00-0-10230-003-0006 Cadastral ID 05-21-16-05830 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 348873 JONES, IAN & MARIAH FAITH 834 MINGO CT CLAREMORE OK 74017-0000 Parcel Location Situs 00834 MINGO CT Subdivision LINDWOOD Lot/Block 0006 / 0003 Parcel Size 1 - Lots Sec/Twn/Rng 5 / 21 / 16 / 5 Neighborhood 1183 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS																																																																																																																									
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Lot Data	Square-Foot - NBHD 1183 #1	Primary Image
Lot Size Lot Count 1 Units Buildable 7500 Non-Ag Acres 0.2373 Topography Street Access Utilities Amenities LOT SIZE ADJUSTMENT 0 0 Method Square-Foot Base Lot Value 10,339.00 x 4.71 = 48,680 Factor Value Adjustments 1.8664 Lot Value 90,858		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	R3 Res Nbhd 3
Style	100% One Story
Exterior Wall	50% Frame, Siding, Wood 50% Veneer, Masonry
Base/Total Area	972 / 972
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	972
Fixture/RghIn	4 /
Bed/F/H Bath	3 / 1.0 /
Basement Area	
Garage Type	486 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1971 / 41



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-4-18\IMG_002! 4/18/2023

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	109,703	112.86	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	130,970		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	99.77	Total Misc Impr	+ 3,365				
Roofing Adj	+ 4.26	Garage Cost	+ 11,402				
Subfloor Adj	+ 0.00	Total RCN	= 130,902				
Heat/Cool Adj	+ 10.30	Depreciation (51%)	- 66,760				
Plumbing Adj	+ 5.15	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 64,142				
Adj Base Cost	= 119.48	Lot Value	+ 90,858				
Total Area	x 972	Indicated Value	= 155,000				
Adjusted Cost	= 116,135	Value Per SqFt	159.47				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	64,142		
Lot Value	90,858		
Indicated Value	155,000	159.47	Per SqFt
Agland Value			
Site Improvements			
Total Value	155,000	159.47	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	10238	20x3		60	21.11		1,267
PRCH	SLAB PORCH - COVERED	10239	10x10		100	20.98		2,098



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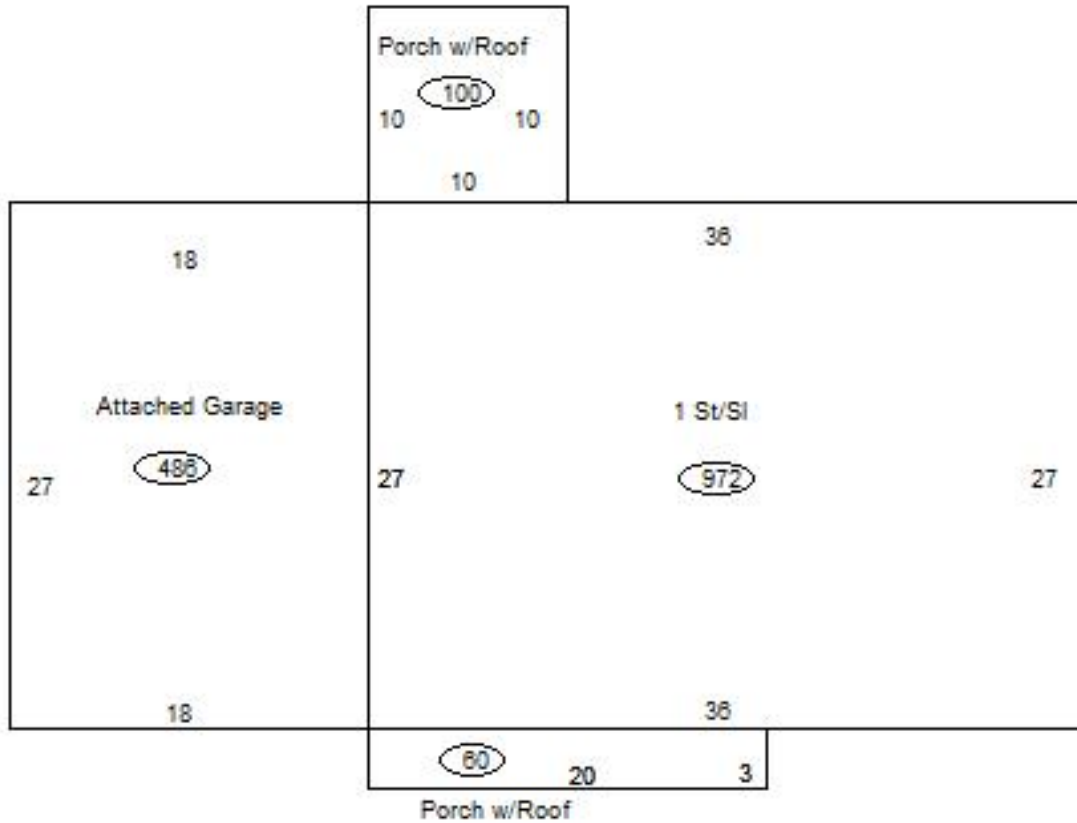
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Sketch Image

660004032



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	972	1.000	972
2	G	1		13	Attached Garage	486	1.000	486
3	M	PRCH		13	SLBC	60	1.000	60
4	M	PRCH		13	SLBC	100	1.000	100
Total Building Area						972		972