



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 03:06:35
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Assessment Data					Primary Image																																																																																																																				
Account 660004368 Parcel ID 21N16E-05-4-00000-000-0000 Cadastral ID 05-21-16-09900 Property Type REAL - Real Property Property Class UA VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 257428 SUTHERLAND, SHERRY C & DONALD L II 1405 N JAY CLAREMORE OK 74017-0000																																																																																																																									
Parcel Location Situs 01405 JAY Subdivision Lot/Block / Parcel Size 10 - Acres Sec/Twn/Rng 5 / 21 / 16 / 4 Neighborhood 2116 - UNPLATTED School District S001 - CLAREMORE SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.32458251 -95.61592684 NE SE SE.					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> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount																																																																																																											
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Lot Data	Units-Buildable - UNPLATTED (UNITS BUILDABLE)	Primary Image
Lot Size		
Lot Count		
Units Buildable		
Non-Ag Acres	0	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
Method	Units-Buildable	
Base Lot Value		
Factor Value		
Adjustments		
Lot Value		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Frame, Siding, Metal
Base/Total Area	1,264 / 1,264
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	4 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1934 / 69

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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adjusted R	
Indicated Value	

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

Cost Approach				Manual : 01/2025			
Base Cost	90.13	Total Misc Impr	+	3,857			
Roofing Adj	+ 4.03	Garage Cost	+				
Subfloor Adj	+ 2.31	Total RCN	=	143,820			
Heat/Cool Adj	+ 10.30	Depreciation (74%)	-	106,427			
Plumbing Adj	+ 3.96	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	37,393			
Adj Base Cost	= 110.73	Lot Value	+				
Total Area	x 1,264	Indicated Value	=	37,393			
Adjusted Cost	= 139,963	Value Per SqFt		29.58			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	37,393		
Lot Value			
Indicated Value	37,393	29.58	Per SqFt
Agland Value	1,824		
Site Improvements			
Total Value	39,217	31.03	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
EPKS	ENCLOSED PORCH - KNEEWALL SCREEN	11335	24x7		168	22.96		3,857



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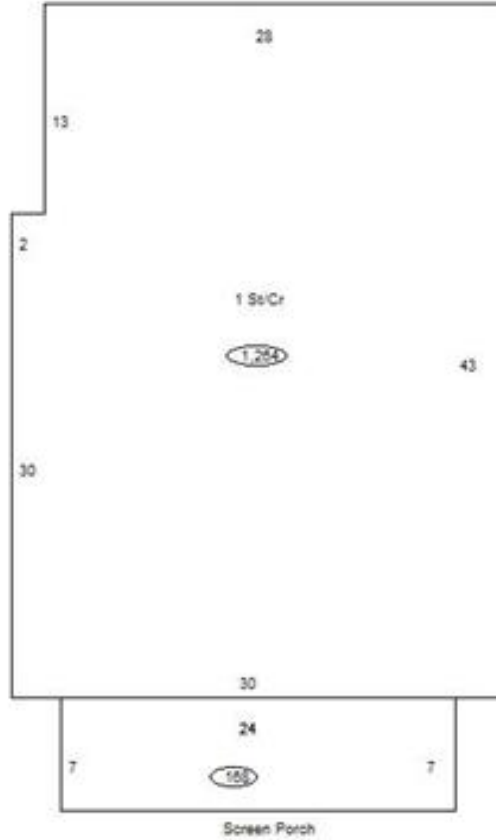
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Sketch Image

660004368



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	1,264	1.000	1,264
2	M	EPKS		10	Screen Porch	168	1.000	168
Total Building Area						1,264		1,264



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Lot Data	Square-Foot - UNPLATTED (ACRES)	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
Method	Square-Foot	
Base Lot Value		
Factor Value		
Adjustments		
Lot Value		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,080 / 2,080
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	9 Clay Tile
Area on Slab	2,080
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	624 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1989 / 28



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	252,100	121.20	Per SqFt

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

Cost Approach				Manual : 01/2025			
Base Cost	93.14	Total Misc Impr	+ 25,061				
Roofing Adj	+ 5.30	Garage Cost	+ 16,336				
Subfloor Adj	+ -1.06	Total RCN	= 281,866				
Heat/Cool Adj	+ 11.47	Depreciation (38%)	- 107,109				
Plumbing Adj	+ 6.76	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 174,757				
Adj Base Cost	= 115.61	Lot Value	+ 174,757				
Total Area	x 2,080	Indicated Value	= 174,757				
Adjusted Cost	= 240,469	Value Per SqFt	84.02				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	174,757		
Lot Value			
Indicated Value	174,757	84.02	Per SqFt
Agland Value			
Site Improvements	32,994		
Total Value	207,751	99.88	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	11338	35x26		910	21.94		19,965



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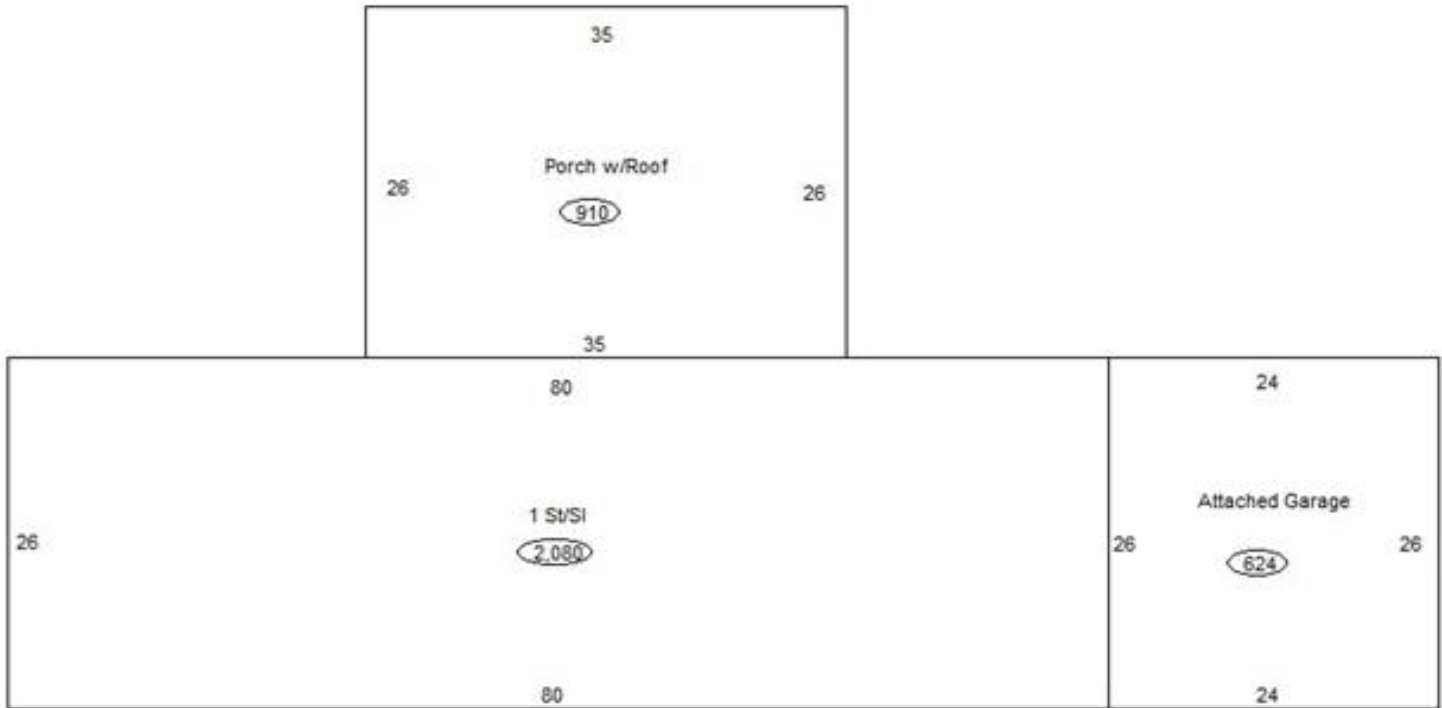
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Sketch Image

660004368



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	2,080	1.000	2,080
2	G	1		13	Attached Garage	624	1.000	624
3	M	PRCH		13	SLBC	910	1.000	910
Total Building Area						2,080		2,080



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	SHOP BUILDING	0x0x0			1,440
	Qual 2	Cond 3	Year	Eff Age		
		Valuation Summary	Modifier Total	RCN	Depr (25% Phys/ % Func)	RCNLD
		Base Cost (30.55 x 1,440)	43,992	43,992	10,998	32,994



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Agland Inventory

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Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
PAA	PARSONS SILT LOAM 0-1% SL	NTV PST	76		0	10.000	182	182	1,824	1,824
NTV PST Totals						10.000			1,824	1,824
Total Agland						10.000			1,824	1,824