



# 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	660004376									
Parcel ID	21N16E-05-4-00000-000-0000									
Cadastral ID	05-21-16-10600									
Property Type	REAL - Real Property									
Property Class	UR	VI Area	1							
Tax Area	17 - CLAREMORE OT									
Name ID	339862									
MAY, KALI										
1301 N JAY ST CLAREMORE OK 74017-2814										
Parcel Location										
Situs	01301 N JAY ST									
Subdivision										
Lot/Block	/	Parcel Size	.53 - Acres							
Sec/Twn/Rng	5 / 21 / 16 / 4									
Neighborhood	2116 - UNPLATTED									
School District	S001 - CLAREMORE SCHOOLS									
Legal Description Lat/Long: 36.32346792 -95.61504606				Building Permits						
N 140' OF E 165' OF SE SE SE				Number	Description	Opened	Closed	Amount		
Exemptions				Sale History						
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code	
H	Homestead	No	1,000		/	NATIVIDAD, SERGIO	09/16/2022	120,000	YES	
PD	Add-Homestead	No	1,000		/	SMITH, KATHERINE	06/25/2019	90,000	YES	
					2267/165	DUNCAN, RONDA S &	08/23/2012	72,000	YES	
					1461/855	HASTINGS, STEPHEN M &-DEANNA L	03/17/2003	67,000	YES	
					1121/671	HANCOCK, JOEL	07/13/1998	45,000	Yes	
Parcel Valuation										
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax	
Remove Cap	2023	Land Value	33,880	33,880	11%	3,727	Assessed	12,957	1,197.62	
Year Frozen	2013	Improvements	83,912	83,912		9,230	Penalty	0		
Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00	
TIF Project ID	0	Total Value	117,792	117,792		12,957	Total Taxable	12,957	1,198.00	
Assessment History										
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax			
2025	2025-660004376	MAY, KALI	17	115,009	0	12,651	1,169.00			
2024	2024-660004376	MAY, KALI	17	120,000	0	13,200	1,220.00			
2023	2023-660004376	MAY, KALI	17	120,000	0	13,200	1,209.00			
2022	2022-660004376	NATIVIDAD, SERGIO	17	88,923	0	9,781	905.00			
2021	2021-660004376	NATIVIDAD, SERGIO	17	92,765	0	10,204	901.00			
2020	2020-660004376	NATIVIDAD, SERGIO	17	93,480	0	10,282	942.00			
2019	2019-660004376	NATIVIDAD, SERGIO	17	80,263	0	8,829	818.00			
2018	2018-660004376	SMITH, KATHERINE	17	83,571	0	9,192	849.00			
2017	2017-660004376	SMITH, KATHERINE	17	82,937	0	8,867	814.00			
2016	2016-660004376	SMITH, KATHERINE	17	80,955	2000	6,444	605.00			
2015	2015-660004376	SMITH, KATHERINE	17	79,416	2000	6,444	581.00			
2014	2014-660004376	SMITH, KATHERINE	17	79,990	2000	6,444	598.00			
2013	2013-660004376	SMITH, KATHERINE	17	76,768	2000	6,444	590.00			



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Lot Data	Square-Foot - NBHD 2116 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> 0.53 <b>Non-Ag Acres</b> 0.5265 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> LAND QUALITY 0 0 <b>Method</b> Square-Foot <b>Base Lot Value</b> 22,936.00 x .88 = 20,184 <b>Factor Value</b> <b>Adjustments</b> 1.6786 <b>Lot Value</b> 33,880		

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	4 - Good
<b>Quality</b>	2.5 - Fair
<b>Architecture</b>	
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	100% Frame, Siding, Vinyl
<b>Base/Total Area</b>	1,072 / 1,072
<b>Style</b>	100% One Story
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	0
<b>Fixture/RghIn</b>	10 /
<b>Bed/F/H Bath</b>	3 / 1.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	400 Attached Garage - Unfinished
<b>Remodel</b>	
<b>Year/Eff Age</b>	1962 / 38



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GRM Approach	
<b>GRM Code</b>	
<b>Gross Rent</b>	0.00
<b>Indicated Value</b>	

Multiple Regression			
<b>MRA Code</b>	1	Test	
<b>Adusted R</b>	0.8445		
<b>Indicated Value</b>	112,559	105.00	Per SqFt

Direct Comparables	
<b>Selection Model</b>	A Adam Test
<b>Adjustment Model</b>	NewTest
<b>Comparables</b>	
<b>Indicated Value</b>	

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	101.07	<b>Total Misc Impr</b>	+ 6,772				
<b>Roofing Adj</b>	+ 4.69	<b>Garage Cost</b>	+ 11,700				
<b>Subfloor Adj</b>	+ 1.23	<b>Total RCN</b>	= 158,325				
<b>Heat/Cool Adj</b>	+ 11.47	<b>Depreciation ( 47%)</b>	- 74,413				
<b>Plumbing Adj</b>	+ 12.00	<b>Lump Sums</b>	+ 0				
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 83,912				
<b>Adj Base Cost</b>	= 130.46	<b>Lot Value</b>	+ 33,880				
<b>Total Area</b>	x 1,072	<b>Indicated Value</b>	= 117,792				
<b>Adjusted Cost</b>	= 139,853	<b>Value Per SqFt</b>	109.88				

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	83,912		
<b>Lot Value</b>	33,880		
<b>Indicated Value</b>	117,792	109.88	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>			
<b>Total Value</b>	117,792	109.88	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	11361	248		248	23.41		5,806
PRCH	SLAB PORCH - COVERED	11362	10x4		40	24.14		966



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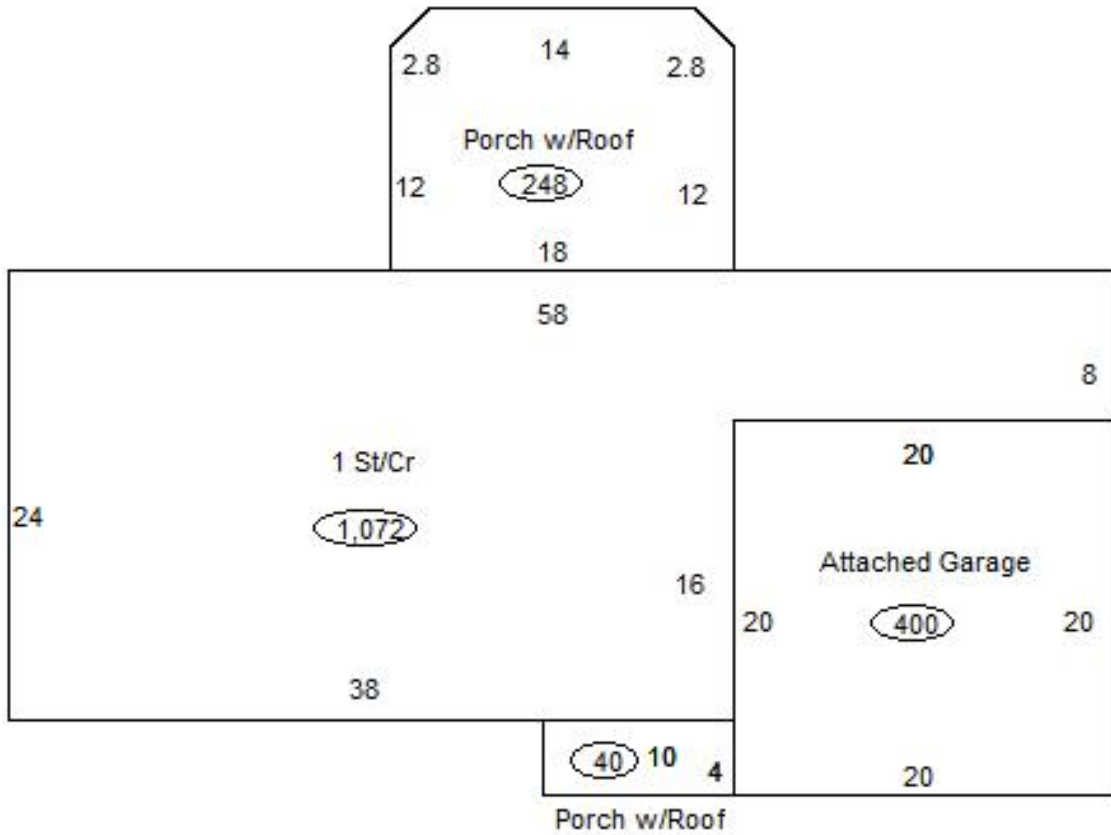
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	1,072	1.000	1,072
2	G	1		13	Attached Garage	400	1.000	400
3	M	PRCH		13	SLBC	248	1.000	248
4	M	PRCH		13	SLBC	40	1.000	40
<b>Total Building Area</b>						1,072		1,072



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	0x0x0			
	Qual	2	Cond	Year	Eff Age	
<b>Valuation Summary</b>			<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (0% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (4.68 x )				