




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 660004379 Parcel ID 21N16E-05-4-00000-000-0000 Cadastral ID 05-21-16-10900 Property Type REAL - Real Property Property Class UR VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 347375 NICHOLSON, NATHAN KENT & RHIANNEN 1211 N JAY ST CLAREMORE OK 74017-0000 Parcel Location Situs 01211 N JAY ST Subdivision Lot/Block / Parcel Size .35 - Acres Sec/Twn/Rng 5 / 21 / 16 / 4 Neighborhood 2116 - UNPLATTED School District S001 - CLAREMORE SCHOOLS					 <p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-5-1\IMG_0011. 5/1/2023</p>														
Legal Description Lat/Long: 36.32316309 -95.61507682																			
N 94' OF S 194' OF N 334' OF E 165' OF SE 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					
Number	Description	Opened	Closed	Amount															
Exemptions					Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
H	Homestead	Yes	1,000	1,000	/	MODERN DESIGN PROPERTIES INC	06/03/2025	219,000	17										
					/	GOODIN, KEITH & MIRIAM	02/17/2025	122,000	PQ										
					/	LONG, ARNOLD W &	02/03/2021	64,500	10										
					1016/421	KALLAM, DAVID G	02/21/1996	51,500	Yes										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax										
Remove Cap	2026		Land Value 40,001	40,001	11%	4,400	Assessed	24,090	2,226.64										
Year Frozen	0		Improvements 178,999	178,999		19,690	Penalty	0											
Uncapped Value	0		Mobile Home 0	0		0	Exemption	1,000	-93.00										
TIF Project ID	0		Total Value 219,000	219,000		24,090	Total Taxable	23,090	2,134.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660004379	NICHOLSON, NATHAN KENT &			17	71,039	0	7,815	722.00										
2024	2024-660004379	GOODIN, KEITH & MIRIAM			17	74,990	0	8,116	750.00										
2023	2023-660004379	GOODIN, KEITH & MIRIAM			17	70,272	0	7,729	708.00										
2022	2022-660004379	GOODIN, KEITH & MIRIAM			17	72,041	0	7,924	734.00										
2021	2021-660004379	GOODIN, KEITH & MIRIAM			17	69,308	0	7,623	673.00										
2020	2020-660004379	LONG, ARNOLD W &			17	92,456	0	10,126	927.00										
2019	2019-660004379	LONG, ARNOLD W &			17	88,090	0	9,643	893.00										
2018	2018-660004379	LONG, ARNOLD W &			17	93,696	0	9,184	849.00										
2017	2017-660004379	LONG, ARNOLD W &			17	92,818	0	8,748	803.00										
2016	2016-660004379	LONG, ARNOLD W &			17	90,668	0	8,331	782.00										
2015	2015-660004379	LONG, ARNOLD W &			17	89,274	0	7,934	716.00										
2014	2014-660004379	LONG, ARNOLD W &			17	90,004	0	7,556	701.00										
2013	2013-660004379	LONG, ARNOLD W &			17	87,002	0	7,196	658.00										



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Lot Data		Square-Foot - NBHD 2116 #1	
Lot Size			
Lot Count			
Units Buildable	0.35		
Non-Ag Acres	0.3397		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	14,796.00 x .88 = 13,020		
Factor Value			
Adjustments	3.0723		
Lot Value	40,001		



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Residential Data	
Type	1 Single Family Residence
Condition	3.5 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	70% Frame, Siding, Vinyl 30% Veneer, Masonry
Base/Total Area	1,722 / 1,722
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,722
Fixture/RghIn	4 /
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	
Remodel	REVITALIZE -
Year/Eff Age	1950 / 16

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1 Test		
Adusted R	0.8445		
Indicated Value	132,601	77.00	Per SqFt

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

Cost Approach				Manual : 01/2025	
Base Cost	102.10	Total Misc Impr	+	2,924	
Roofing Adj	+ 4.74	Garage Cost	+		
Subfloor Adj	+ -2.33	Total RCN	=	210,804	
Heat/Cool Adj	+ 12.64	Depreciation (17%)	-	35,837	
Plumbing Adj	+ 3.57	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	174,967	
Adj Base Cost	= 120.72	Lot Value	+	40,001	
Total Area	x 1,722	Indicated Value	=	214,968	
Adjusted Cost	= 207,880	Value Per SqFt		124.84	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	174,967		
Lot Value	40,001		
Indicated Value	214,968	124.84	Per SqFt
Agland Value			
Site Improvements	4,032		
Total Value	219,000	127.18	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	11373	22x5		110	26.58		2,924



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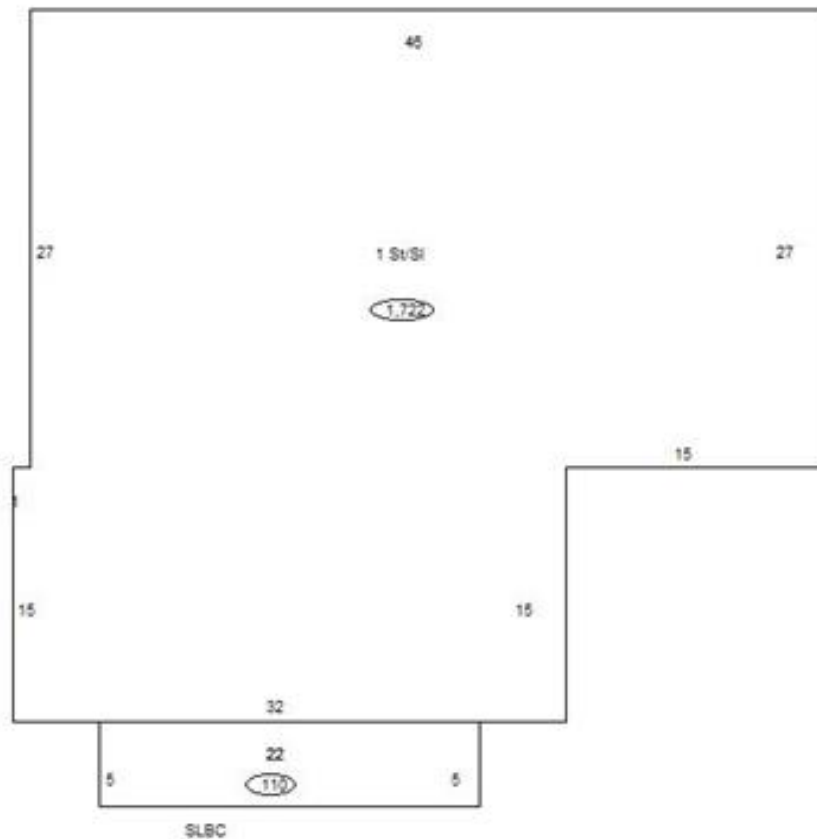
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,722	1.000	1,722
2	M	PRCH		10	SLBC	110	1.000	110
Total Building Area						1,722		1,722



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	DTGF	DETACHED GARAGE FAIR	0x0x0			720
	Qual 2	Cond 3	Year	Eff Age		
Valuation Summary		Modifier Total	RCN	Depr (65% Phys/ % Func)		RCNLD
Base Cost (16.00 x 720)		11,520	11,520	7,488		4,032