



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 06:49:45
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Assessment Data					Primary Image																																																																																																																				
Account 660010773 Parcel ID 000000-00-0-10040-001-0019 Cadastral ID 10-21-16-06380 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 301920 JONES, RICHARD J & JONA M 1405 E BLUE STARR DR CLAREMORE OK 74017-0000 Parcel Location Situs 01405 BLUE STARR DR Subdivision BON TERRE Lot/Block 0019 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 10 / 21 / 16 / 5 Neighborhood 1164 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS																																																																																																																									
Legal Description Lot/Long: 36.32097795 -95.58162335																																																																																																																									
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Lot Data		Square-Foot - NBHD 1164 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	2.6661		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	116,137.00 x .50 = 57,495		
Factor Value			
Adjustments	1.0000		
Lot Value	57,495		



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-6-20\IMG_005I 7/6/2023

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	5.5 - Very Good
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	90% Veneer, Masonry 10% Veneer, Stone
Base/Total Area	3,513 / 5,184
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	3,513
Fixture/RghIn	22 /
Bed/F/H Bath	5 / 5.0 /
Basement Area	
Garage Type	912 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2010 / 12

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	867,707	167.38	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	1		
Indicated Value	16,660		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	111.51	Total Misc Impr	+	30,299			
Roofing Adj	+ 4.63	Garage Cost	+	59,554			
Subfloor Adj	+ -4.36	Total RCN	=	821,575			
Heat/Cool Adj	+ 20.10	Depreciation (10%)	-	82,158			
Plumbing Adj	+ 9.27	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	739,417			
Adj Base Cost	= 141.15	Lot Value	+	57,495			
Total Area	x 5,184	Indicated Value	=	796,912			
Adjusted Cost	= 731,722	Value Per SqFt		153.73			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	739,417		
Lot Value	57,495		
Indicated Value	796,912	153.73	Per SqFt
Agland Value			
Site Improvements	24,000		
Total Value	820,912	158.35	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	8,928.49		8,928
PRCH	SLAB PORCH - COVERED	25693	18x10		180	44.87		8,077
PRCH	SLAB PORCH - COVERED	25694	8x6		48	45.81		2,199
PRCH	SLAB PORCH - COVERED	25695	18x10		180	44.87		8,077
PRCH	SLAB PORCH - COVERED	25696	11x6		66	45.72		3,018



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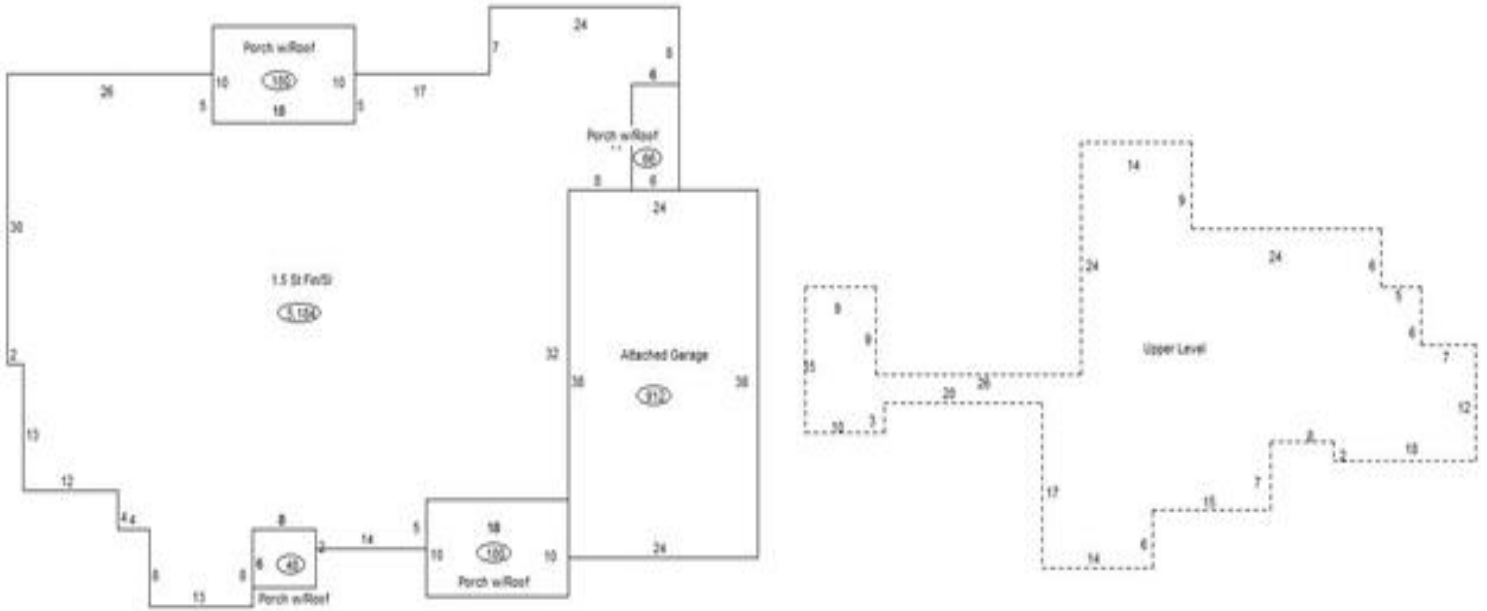
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/SI	3,513	1.476	5,184
2	U	^UL	Overhang	13	Upper Level	1,671	1.000	1,671
3	G	1		13	Attached Garage	912	1.000	912
4	M	PRCH		13	SLBC	180	1.000	180
5	M	PRCH		13	SLBC	48	1.000	48
6	M	PRCH		13	SLBC	180	1.000	180
7	M	PRCH		13	SLBC	66	1.000	66
Total Building Area						3,513		5,184



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SG	SWIM-GUNITE	0x0x0			1
	Qual	3	Cond 3	Year	Eff Age	
Valuation Summary		Modifier Total	RCN	Depr (20% Phys/ % Func)		RCNLD
Base Cost (30,000.00 x 1)		30,000	30,000	6,000		24,000