



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 23:31:59
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Assessment Data					Primary Image																																																																																																															
Account 660010976 Parcel ID 000000-00-0-10305-001-0001 Cadastral ID 10-21-16-16310 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 342677 ALSPACH, JULIE & BRIAN JEWART 1014 N DOUGLAS DR CLAREMORE OK 74017-0000 Parcel Location Situs 01014 N DOUGLAS DR Subdivision OAKWOOD IV Lot/Block 0001 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 10 / 21 / 16 / 5 Neighborhood 1182 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS																																																																																																																				
Legal Description Lot/Long: 36.31444000 -95.59061126 LOT 1 BLOCK 1 OAKWOOD IV																																																																																																																				
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Lot Data	Square-Foot - NBHD 1182 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	0.3959	
Topography		
Street Access		
Utilities		
Amenities	0	
	0	
Method	Square-Foot	
Base Lot Value	17,244.00 x 4.67 = 80,610	
Factor Value		
Adjustments	1.0000	
Lot Value	80,610	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4 - Good
Architecture	R3 Res Nbhd 3
Style	100% 1 1/2 Story Finished
Exterior Wall	80% Veneer, Masonry 20% Frame, Siding, Vinyl
Base/Total Area	1,887 / 2,741
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,887
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	676 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1995 / 23



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	384,875	140.41	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	282,210		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	102.14	Total Misc Impr	+	20,016			
Roofing Adj	+ 4.23	Garage Cost	+	30,995			
Subfloor Adj	+ -3.23	Total RCN	=	398,433			
Heat/Cool Adj	+ 16.31	Depreciation (28%)	-	111,561			
Plumbing Adj	+ 7.30	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	286,872			
Adj Base Cost	= 126.75	Lot Value	+	80,610			
Total Area	x 2,741	Indicated Value	=	367,482			
Adjusted Cost	= 347,422	Value Per SqFt		134.07			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	286,872		
Lot Value	80,610		
Indicated Value	367,482	134.07	Per SqFt
Agland Value			
Site Improvements	13,050		
Total Value	380,532	138.83	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	26326	6x3		18	33.14		597
EPSW	ENCLOSED PORCH - SOLID WALL	26327	14x13		182	85.10		15,488
PATO	SLAB PORCH - OPEN	26329	360		360	10.92		3,931



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SV	SWIM VINYL	0x0x0			1
	Qual	3	Cond 3	Year	Eff Age	
	Valuation Summary		Modifier Total		RCN	Depr (50% Phys/ % Func)
Base Cost (25,000.00 x 1)		25,000		25,000	12,500	12,500
	STF	STG FAIR	12x14x0			168
	Qual	2	Cond 3	Year	Eff Age 1520	
	Valuation Summary		Modifier Total		RCN	Depr (30% Phys/ % Func)
Base Cost (4.68 x 168)		786		786	236	550