



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 07:54:22
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Assessment Data					Primary Image																																																																																																																				
Account 660010997 Parcel ID 000000-00-0-10310-001-0001 Cadastral ID 10-21-16-16520 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 343522 DOWNEY, SHERRY LEA & JEFFREY NELSON 1145 N FAULKNER PL CLAREMORE OK 74017-0000 Parcel Location Situs 01145 N FAULKNER PL Subdivision OAKWOOD III EXT 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: 36.31800932 -95.58779526																																																																																																																									
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Lot Data		Square-Foot - NBHD 1182 #1	
Lot Size			
Lot Count	1		
Units Buildable	1		
Non-Ag Acres	0.3916		
Topography			
Street Access			
Utilities			
Amenities		0	
		0	
Method	Square-Foot		
Base Lot Value	17,060.00 x 4.70 = 80,150		
Factor Value			
Adjustments	0.9500		
Lot Value	76,143		



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-7-10\IMG_002 7/10/2023

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	95% Veneer, Masonry 5% Veneer, Stone
Base/Total Area	2,329 / 3,929
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,329
Fixture/RghIn	16 /
Bed/F/H Bath	4 / 3.5 /
Basement Area	
Garage Type	883 Attached Garage - Unfinished 3 Stalls
Remodel	
Year/Eff Age	2001 / 19

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	466,037	118.61	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	2
Indicated Value	429,230 Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	94.41	Total Misc Impr	+ 13,563
Roofing Adj	+ 3.09	Garage Cost	+ 32,856
Subfloor Adj	+ -2.02	Total RCN	= 503,833
Heat/Cool Adj	+ 14.47	Depreciation (22%)	- 110,843
Plumbing Adj	+ 6.47	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 392,990
Adj Base Cost	= 116.42	Lot Value	+ 76,143
Total Area	x 3,929	Indicated Value	= 469,133
Adjusted Cost	= 457,414	Value Per SqFt	119.40

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	392,990		
Lot Value	76,143		
Indicated Value	469,133	119.40	Per SqFt
Agland Value			
Site Improvements			
Total Value	469,133	119.40	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	6,429.63		6,430
PRCH	SLAB PORCH - COVERED	26424	18x10		180	28.88		5,198
PRCH	SLAB PORCH - COVERED	26425	66		66	29.32		1,935



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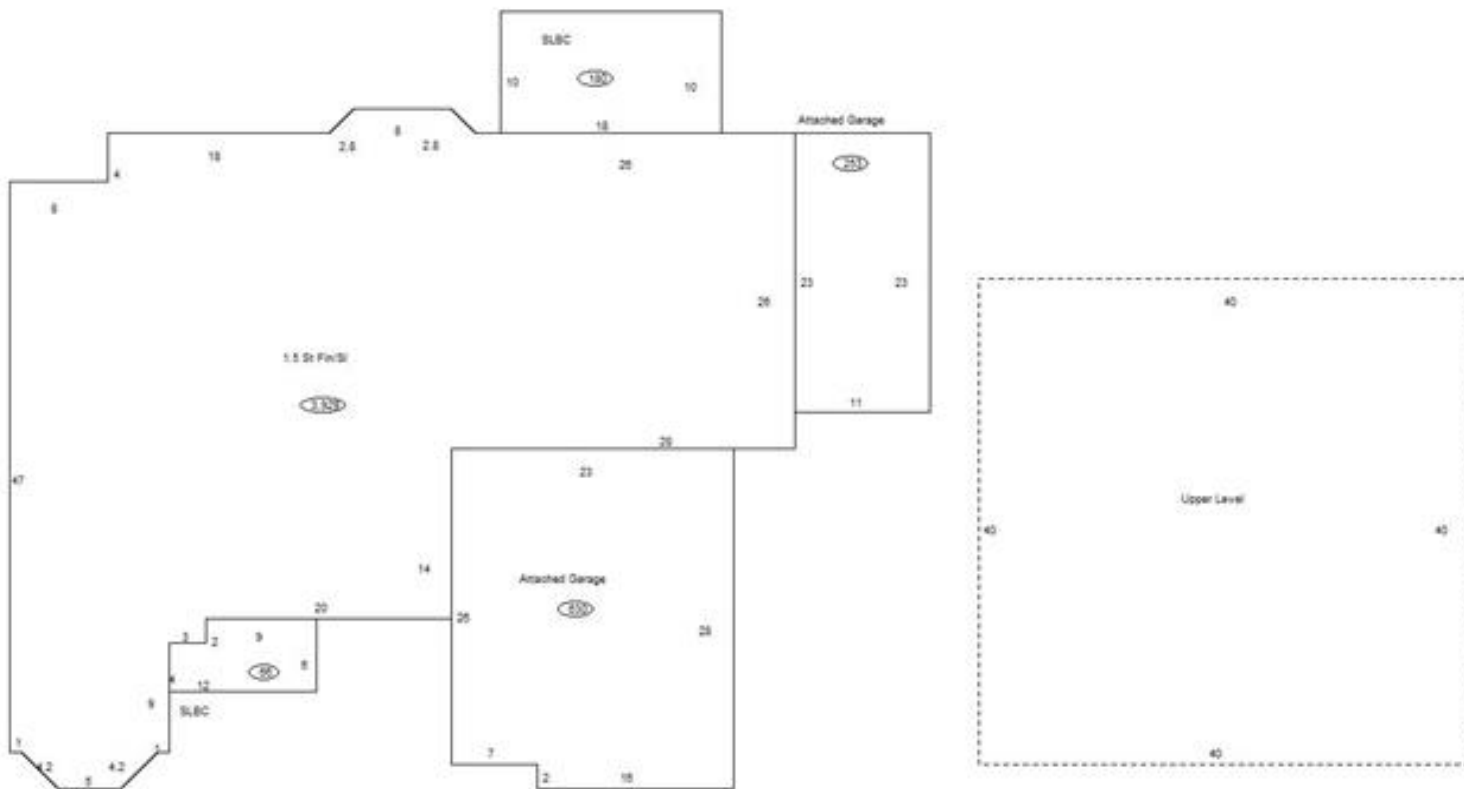
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Sketch Image

660010997



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	10	1.5 St Fin/SI	2,329	1.687	3,929
2	G	1		10	Attached Garage	630	1.000	630
3	G	1		10	Attached Garage	253	1.000	253
4	M	PRCH		10	SLBC	180	1.000	180
5	M	PRCH		10	SLBC	66	1.000	66
6	U	^UL	Overhang	10	Upper Level	1,600	1.000	1,600
Total Building Area						2,329		3,929