



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 22:36:32
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Assessment Data					Primary Image																																																																																																																				
Account 660012594 Parcel ID 000000-00-0-10140-005-0010 Cadastral ID 12-21-15-02480 Property Type REAL - Real Property Property Class URP VI Area 4 Tax Area 17 - CLAREMORE OT Name ID 326647 TERNEUS, TAMI J 3101 BOGEY CT CLAREMORE OK 74019-0000 Parcel Location Situs 03101 BOGEY CT Subdivision HERITAGE HILLS SUB Lot/Block 0010 / 0005 Parcel Size 1 - Lots Sec/Twn/Rng 12 / 21 / 15 / 5 Neighborhood 1167 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS																																																																																																																									
Legal Description Lot/Long: 36.31581917 -95.65206803																																																																																																																									
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Lot Data	Square-Foot - NBHD 1167 #1	Primary Image
Lot Size Lot Count 1 Units Buildable 1 Non-Ag Acres 0.2604 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 11,342.00 x 4.37 = 49,565 Factor Value Adjustments 1.0000 Lot Value 49,565		 <p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0715\IMG_0067. 7/15/2022</p>

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,004 / 2,004
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,004
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	630 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1994 / 24

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	245,052 122.28 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	285,370 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	208,683
Lot Value	49,565
Indicated Value	258,248 128.87 Per SqFt
Agland Value	
Site Improvements	
Total Value	258,248 128.87 Total Value Per SqFt

Cost Approach Manual : 01/2025

Base Cost	107.43	Total Misc Impr	+	13,658
Roofing Adj	+ 4.69	Garage Cost	+	19,121
Subfloor Adj	+ -2.19	Total RCN	=	293,920
Heat/Cool Adj	+ 12.64	Depreciation (29%)	-	85,237
Plumbing Adj	+ 7.74	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	208,683
Adj Base Cost	= 130.31	Lot Value	+	49,565
Total Area	x 2,004	Indicated Value	=	258,248
Adjusted Cost	= 261,141	Value Per SqFt		128.87

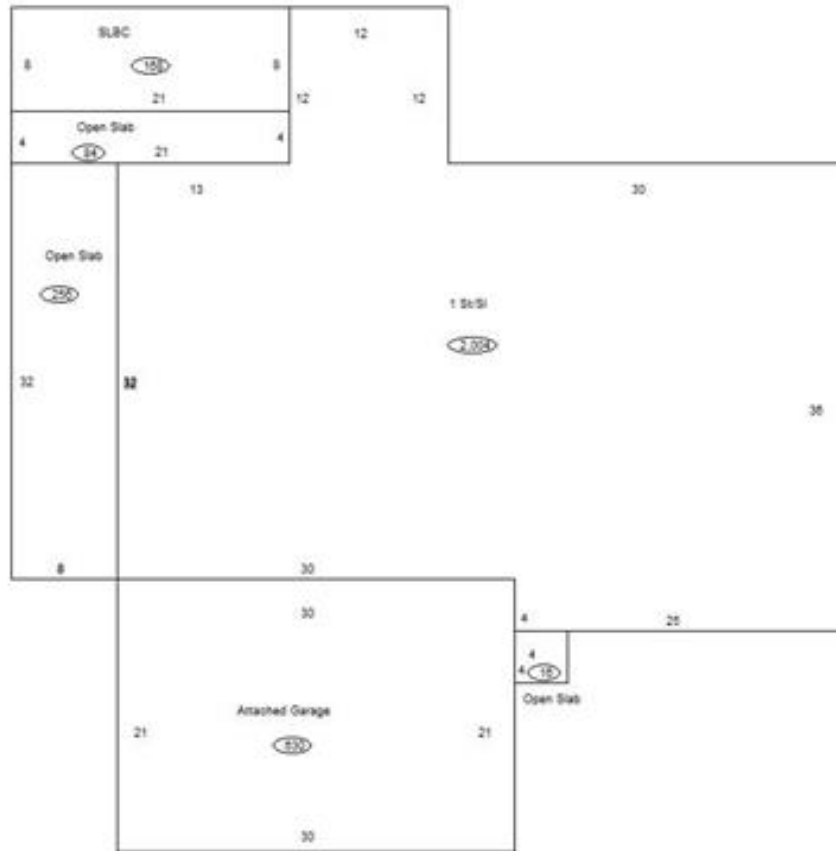
Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,615.40		5,615
PATO	SLAB PORCH - OPEN	30296	4x4		16	11.48		184
PATO	SLAB PORCH - OPEN	30297	32x8		256	9.61		2,460
PATO	SLAB PORCH - OPEN	139875	21x4		84	11.48		964
PRCH	SLAB PORCH - COVERED	139876	21x8		168	26.40		4,435



Sketch Image

660012594



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	2,004	1.000	2,004
2	G	1		10	Attached Garage	630	1.000	630
3	M	PATO		10	Open Slab	16	1.000	16
4	M	PATO		10	Open Slab	256	1.000	256
5	M	PATO		10	Open Slab	84	1.000	84
6	M	PRCH		10	SLBC	168	1.000	168
Total Building Area						2,004		2,004



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	0x0x0			
	Qual	2	Cond 3	Year	Eff Age	1520
Valuation Summary		Modifier Total		RCN	Depr (100% Phys/ % Func)	RCNLD
Base Cost (4.68 x)						