



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
 Time 21:12:18  
 Page 1

Assessment Data					Primary Image																																																																																																															
<b>Account</b> 660012629 <b>Parcel ID</b> 000000-00-0-00171-001-0001 <b>Cadastral ID</b> 12-21-15-02830 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RRP VI Area 4 <b>Tax Area</b> 8 - CLAREMORE/ NW FIRE <b>Name ID</b> 306660 CONDRAY, JEFFREY WAYNE & VICKY LYNN TRUSTEES  9024 SALEM DR CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 09024 E SALEM DR <b>Subdivision</b> COLONIAL ESTATES <b>Lot/Block</b> 0001 / 0001 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 12 / 21 / 15 / 5 <b>Neighborhood</b> 1209 - R-V03,3-SW CLAREMORE <b>School District</b> S001 - CLAREMORE SCHOOLS																																																																																																																				
<b>Legal Description</b> Lot/Long: 36.31009702 -95.66805983 LOT 1 BLOCK 1 COLONIAL ESTATES																																																																																																																				
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Lot Data	Square-Foot - NBHD 1209 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	1.0045	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	43,755.00 x 1.76 = 77,073	
Factor Value		
Adjustments	1.0000	
Lot Value	77,073	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	60% Veneer, Stone 40% Frame, Siding, Wood
Base/Total Area	2,296 / 2,296
Style	100% One Story
HVAC	100% Forced Air Furnace
Roof Cover	1 Composition Shingle
Area on Slab	2,296
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	550 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1979 / 35



\\tsclient\C\Users\Randy Necessary\Pictures\101\_0718\IMG\_0125. 7/19/2022

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	240,594	104.79	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	287,470		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	161,965		
Lot Value	77,073		
Indicated Value	239,038	104.11	Per SqFt
Agland Value			
Site Improvements	24,805		
Total Value	263,843	114.91	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	97.90	Total Misc Impr	+	15,795			
Roofing Adj	+ 4.14	Garage Cost	+	14,784			
Subfloor Adj	+ -1.09	Total RCN	=	289,223			
Heat/Cool Adj	+ 5.57	Depreciation ( 44%)	-	127,258			
Plumbing Adj	+ 6.13	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	161,965			
Adj Base Cost	= 112.65	Lot Value	+	77,073			
Total Area	x 2,296	Indicated Value	=	239,038			
Adjusted Cost	= 258,644	Value Per SqFt		104.11			

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,095.98		5,096
PRCH	SLAB PORCH - COVERED	30452		103	103	23.94		2,466
EPKS	ENCLOSED PORCH - KNEEWALL SCREEN	30453		17x14	238	25.92		6,169
PATO	SLAB PORCH - OPEN	139823		21x10	210	9.83		2,064



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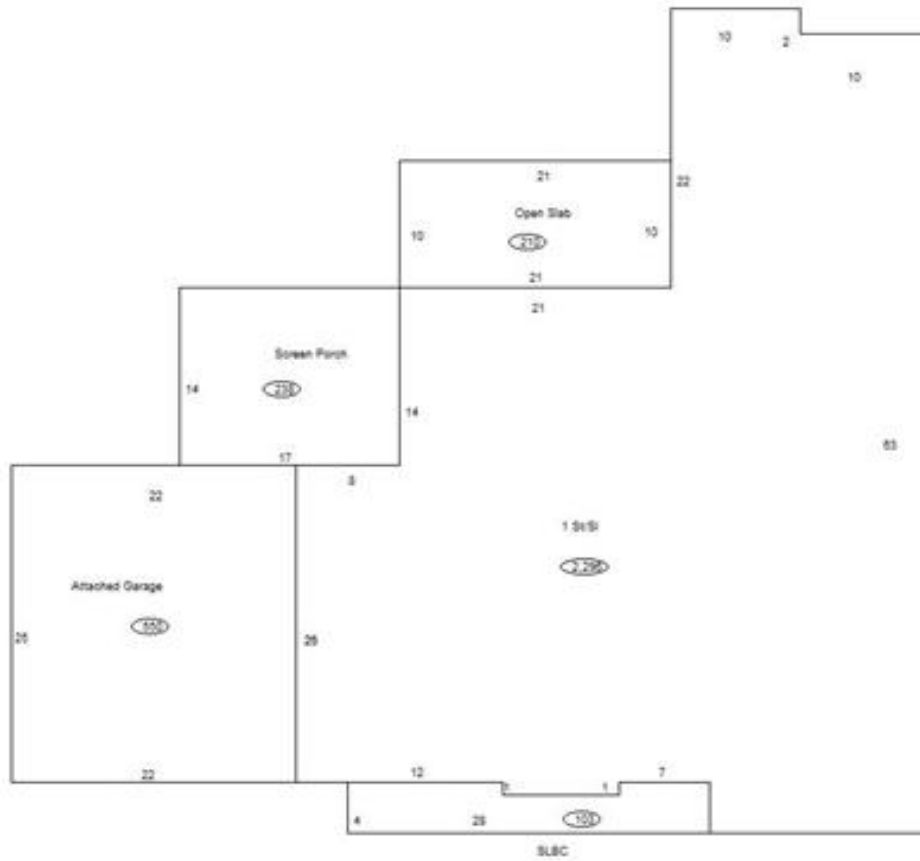
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### Sketch Image

660012629



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	G	1		10	Attached Garage	550	1.000	550
2	M	PRCH		10	SLBC	103	1.000	103
3	M	EPKS		10	Screen Porch	238	1.000	238
4	R	1	Slab	10	1 St/SI	2,296	1.000	2,296
5	M	PATO		10	Open Slab	210	1.000	210
<b>Total Building Area</b>						<b>2,296</b>		<b>2,296</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	GRDT	GARAGE - DETACHED	0x0x0			780	
	Qual	3	Cond	Year	2018	Eff Age	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (0% Phys/ % Func)</b>		<b>RCNLD</b>
		Base Cost (27.24 x 780)	21,247		21,247	21,247	
	PRCH	SLAB PORCH - COVERED	14x7x0			98	
	Qual	Cond	Year	2018	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (0% Phys/ % Func)</b>		<b>RCNLD</b>
		Base Cost (26.62 x 98)	2,609		2,609	2,609	
	STF	STG FAIR	0x0x0			140	
	Qual	2	Cond 3	Year		Eff Age	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (45% Phys/ % Func)</b>		<b>RCNLD</b>
		Base Cost (4.68 x 140)	655		655	360	
					295		
	STF	STG FAIR	0x0x0			140	
	Qual	2	Cond 3	Year		Eff Age	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (10% Phys/ % Func)</b>		<b>RCNLD</b>
		Base Cost (4.68 x 140)	655		655	589	
					66		