



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 01:49:23
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Assessment Data					Primary Image									
Account	660012638													
Parcel ID	000000-00-0-00171-002-0006													
Cadastral ID	12-21-15-02920													
Property Type	REAL - Real Property													
Property Class	RRP	VI Area 4												
Tax Area	8 - CLAREMORE/ NW FIRE													
Name ID	310911													
QUIJAS, JOSE J SANDOVAL														
20655 S SALEM CIR CLAREMORE OK 74019-0000														
Parcel Location														
Situs	20655 S SALEM CIR													
Subdivision	COLONIAL ESTATES													
Lot/Block	0006 / 0002	Parcel Size 1 - Lots												
Sec/Twn/Rng	12 / 21 / 15 / 5													
Neighborhood	1209 - R-V03,3-SW CLAREMORE													
School District	S001 - CLAREMORE SCHOOLS													
Legal Description Lat/Long: 36.30792436 -95.66798383														
Building Permits														
LOT 6 BLOCK 2 COLONIAL ESTATES														
<table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount										
Exemptions														
Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code					
H	Homestead	Yes	1,000	1,000	2361/87	FEDERAL NATIONAL MORTGAGE ASS	09/26/2013	120,000	3					
					2252/463	SMITH, SHERILYN K	05/13/2012	0	3					
					1525/810	SMITH, STANLEY M &	09/08/2003	175,000	YES					
					957/729	SMITH, STANLEY MARK-TRUSTEE & T	05/26/1994	0	No					
					800/472			82,000	No					
Parcel Valuation														
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	106.442	Current Tax					
Remove Cap	2014		Land Value	83,136	30,203	11%	3,322	Assessed	20,527	2,184.93				
Year Frozen	0		Improvements	166,816	156,406		17,205	Penalty	0					
Uncapped Value	0		Mobile Home	0	0		0	Exemption	1,000	-93.00				
TIF Project ID	0		Total Value	249,952	186,609		20,527	Total Taxable	19,527	2,092.00				
Assessment History														
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax					
2025	2025-660012638	QUIJAS, JOSE J SANDOVAL			8	246,892	1000	18,929	2,029.00					
2024	2024-660012638	QUIJAS, JOSE J SANDOVAL			8	256,624	1000	18,349	1,967.00					
2023	2023-660012638	QUIJAS, JOSE J SANDOVAL			8	170,775	1000	17,785	1,892.00					
2022	2022-660012638	QUIJAS, JOSE J SANDOVAL			8	173,021	1000	18,032	1,929.00					
2021	2021-660012638	QUIJAS, JOSE J SANDOVAL			8	176,569	1000	18,423	1,891.00					
2020	2020-660012638	QUIJAS, JOSE J SANDOVAL			8	173,709	1000	17,894	1,904.00					
2019	2019-660012638	QUIJAS, JOSE J SANDOVAL			8	166,762	1000	17,344	1,865.00					
2018	2018-660012638	QUIJAS, JOSE J SANDOVAL			8	173,936	1000	18,133	1,946.00					
2017	2017-660012638	QUIJAS, JOSE J SANDOVAL			8	172,423	1000	17,967	1,896.00					
2016	2016-660012638	QUIJAS, JOSE J SANDOVAL			8	167,943	1000	17,416	1,891.00					
2015	2015-660012638	QUIJAS, JOSE J SANDOVAL			8	162,538	1000	16,879	1,750.00					
2014	2014-660012638	QUIJAS, JOSE J SANDOVAL			8	161,383	1000	16,752	1,762.00					
2013	2013-660012638	FEDERAL NATIONAL MORTGAGE ASSOC			8	152,368	0	16,760	1,727.00					



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Lot Data	Square-Foot - NBHD 1209 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	1.1615	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	50,595.00 x 1.64 = 83,136	
Factor Value		
Adjustments	1.0000	
Lot Value	83,136	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,522 / 1,934
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,522
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	528 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1981 / 34

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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	229,079	118.45	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	248,190		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	100.10	Total Misc Impr	+	13,009			
Roofing Adj	+ 3.90	Garage Cost	+	16,627			
Subfloor Adj	+ -1.82	Total RCN	=	267,209			
Heat/Cool Adj	+ 12.64	Depreciation (42%)	-	112,228			
Plumbing Adj	+ 8.02	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	154,981			
Adj Base Cost	= 122.84	Lot Value	+	83,136			
Total Area	x 1,934	Indicated Value	=	238,117			
Adjusted Cost	= 237,573	Value Per SqFt		123.12			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	154,981		
Lot Value	83,136		
Indicated Value	238,117	123.12	Per SqFt
Agland Value			
Site Improvements	11,835		
Total Value	249,952	129.24	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	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	30487	10x8		80	26.68		2,134
PRCH	SLAB PORCH - COVERED	30488	20x10		200	26.30		5,260



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	0x0x0			220
	Qual 2	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (50% Phys/ % Func)	RCNLD
	Base Cost (4.68 x 220)		1,030		1,030	515
	CPDT	CARPORT - DETACHED	0x0x0			700
	Qual 3	Cond 3	Year	Eff Age	1520	
	Valuation Summary		Modifier Total	RCN	Depr (15% Phys/ % Func)	RCNLD
	Base Cost (10.33 x 700)		7,231		7,231	6,146
	BARN	BARN	20x30x0			600
	Qual 3	Cond 3	Year	Eff Age	1520	
	Valuation Summary		Modifier Total	RCN	Depr (30% Phys/ % Func)	RCNLD
	Base Cost (12.32 x 600)		7,392		7,392	5,174