



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660014516 <b>Parcel ID</b> 000000-00-0-00231-001-0001 <b>Cadastral ID</b> 15-21-16-00300 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RRP VI Area 1 <b>Tax Area</b> 5 - JUSTUS RURAL/NO FIRE <b>Name ID</b> 334478 MARTINEZ, JOSE J JR  13696 E CRESTVIEW DR CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 13696 E CRESTVIEW DR <b>Subdivision</b> CRESTVIEW HEIGHTS <b>Lot/Block</b> 0001 / 0001 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 15 / 21 / 16 / 5 <b>Neighborhood</b> 1150 - R-V01,4-SW JUSTUS-INOLA <b>School District</b> S009 - JUSTUS-TIAWAH SCHOOLS																																																																																																																									
<b>Legal Description</b> Lot/Long: 36.30045624 -95.58376482																																																																																																																									
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Lot Data	Square-Foot - NBHD 1150 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> 10000 <b>Non-Ag Acres</b> 1.1054 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> LAND QUALITY 0 0 <b>Method</b> Square-Foot <b>Base Lot Value</b> 48,153.00 x 1.70 = 82,082 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 82,082		

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	2.5 - Fair
<b>Architecture</b>	R3 Res Nbhd 3
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	100% Veneer, Masonry
<b>Base/Total Area</b>	2,060 / 2,060
<b>Style</b>	100% One Story
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	2,060
<b>Fixture/RghIn</b>	8 /
<b>Bed/F/H Bath</b>	3 / 2.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	
<b>Remodel</b>	
<b>Year/Eff Age</b>	1974 / 39



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GRM Approach	
<b>GRM Code</b>	
<b>Gross Rent</b>	0.00
<b>Indicated Value</b>	

Multiple Regression			
<b>MRA Code</b>	1	Test	
<b>Adusted R</b>	0.8445		
<b>Indicated Value</b>	154,570	75.03	Per SqFt

Direct Comparables	
<b>Selection Model</b>	A Adam Test
<b>Adjustment Model</b>	1 2022 Residential
<b>Comparables</b>	2
<b>Indicated Value</b>	180,370 Per SqFt

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	129,613		
<b>Lot Value</b>	82,082		
<b>Indicated Value</b>	211,695	102.76	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>	6,989		
<b>Total Value</b>	218,684	106.16	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	96.88	<b>Total Misc Impr</b>	+ 9,574				
<b>Roofing Adj</b>	+ 4.15	<b>Garage Cost</b>	+ 0				
<b>Subfloor Adj</b>	+ -1.21	<b>Total RCN</b>	= 249,255				
<b>Heat/Cool Adj</b>	+ 11.47	<b>Depreciation ( 48%)</b>	- 119,642				
<b>Plumbing Adj</b>	+ 5.06	<b>Lump Sums</b>	+ 0				
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 129,613				
<b>Adj Base Cost</b>	= 116.35	<b>Lot Value</b>	+ 82,082				
<b>Total Area</b>	x 2,060	<b>Indicated Value</b>	= 211,695				
<b>Adjusted Cost</b>	= 239,681	<b>Value Per SqFt</b>	102.76				

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	35058	4x2		8	24.24		194
PATO	SLAB PORCH - OPEN	35059	28		28	10.86		304
PRCH	SLAB PORCH - COVERED	35060	28x6		168	23.69		3,980



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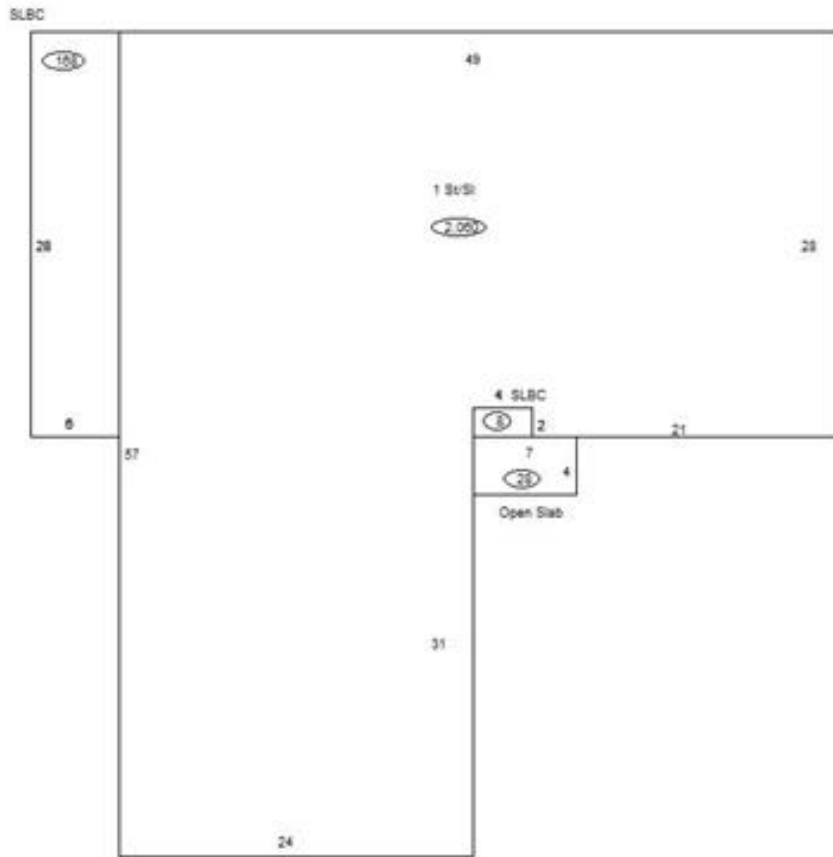
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Sketch Image

660014516



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	2,060	1.000	2,060
2	M	PRCH		10	SLBC	8	1.000	8
3	M	PATO		10	Open Slab	28	1.000	28
4	M	PRCH		10	SLBC	168	1.000	168
<b>Total Building Area</b>						<b>2,060</b>		<b>2,060</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	DTGF	DETACHED GARAGE FAIR	0x0x0			624
	Qual 2	Cond 3	Year	Eff Age		
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (30% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (16.00 x 624)		9,984		9,984	2,995	6,989