



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 23:30:07
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660015413 Parcel ID 000000-00-0-00266-001-0005 Cadastral ID 16-21-16-07250 Property Type REAL - Real Property Property Class RRP VI Area 1 Tax Area 18 - CLAREMORE RURAL/W/O FIRE Name ID 345873 JONES, NICHOLAS ANTHONY 706 S PERDUE AVE CLAREMORE OK 74017-7705 Parcel Location Situs 00706 S PERDUE AVE Subdivision DRIVERS ADDITION Lot/Block 0005 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 16 / 21 / 16 / 5 Neighborhood 1161 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS																																																																																																																									
Legal Description Lot/Long: 36.30170330 -95.60553944																																																																																																																									
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 Page 2

Lot Data		Square-Foot - NBHD 1161 #1	
Lot Size			
Lot Count	1		
Units Buildable	1		
Non-Ag Acres	0.1929		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
		0	
Method	Square-Foot		
Base Lot Value	8,401.00 x 5.50 = 46,206		
Factor Value			
Adjustments	1.9992		
Lot Value	92,375		



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Residential Data	
Type	1 Single Family Residence
Condition	3.5 - Average
Quality	2 - Fair
Architecture	R3 Res Nbhd 3
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	728 / 728
Style	100% One Story
HVAC	100% Forced Air Furnace
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	2 / 1.0 /
Basement Area	
Garage Type	312 Attached Garage - Unfinished
Remodel	RMA -
Year/Eff Age	1956 / 28

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	69,938	96.07	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	6		
Indicated Value	90,800		Per SqFt

Cost Approach				Manual : 01/2025	
Base Cost	103.32	Total Misc Impr	+	1,371	
Roofing Adj	+ 4.69	Garage Cost	+	8,327	
Subfloor Adj	+ 2.73	Total RCN	=	103,333	
Heat/Cool Adj	+ 5.00	Depreciation (40%)	-	41,333	
Plumbing Adj	+ 12.88	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	62,000	
Adj Base Cost	= 128.62	Lot Value	+	92,375	
Total Area	x 728	Indicated Value	=	154,375	
Adjusted Cost	= 93,635	Value Per SqFt		212.05	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	62,000		
Lot Value	92,375		
Indicated Value	154,375	212.05	Per SqFt
Agland Value			
Site Improvements			
Total Value	154,375	212.05	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	37110	13x5		65	21.09		1,371



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Page 3

Sketch Image

660015413



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	10	1 St/Cr	728	1.000	728
2	G	1		10	Attached Garage	312	1.000	312
3	M	PRCH		10	SLBC	65	1.000	65
Total Building Area						728		728