



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 07:32:19
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Assessment Data					Primary Image																																																																																																																				
Account 660015600 Parcel ID 21N16E-16-3-00000-000-0000 Cadastral ID 16-21-16-12600 Property Type REAL - Real Property Property Class UR VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 304331 JANSMA, JOHNNNA SUE TRUSTEE PO BOX 857 PEBBLE BEACH CA 93953-0000 Parcel Location Situs 01012 S MUSKOGEE AVE Subdivision Lot/Block / Parcel Size 2.85 - Acres Sec/Twn/Rng 16 / 21 / 16 / 3 Neighborhood 2116 - UNPLATTED School District S001 - CLAREMORE SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.29706374 -95.61410015 S 346' W 420' SW NW SW LESS S 138.18' W 148' THEREOF.																																																																																																																									
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Lot Data	Square-Foot - NBHD 2116 #1	Primary Image
Lot Size Lot Count Units Buildable 2.85 Non-Ag Acres 2.8045 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 122,163.00 x .53 = 64,508 Factor Value Adjustments 1.0000 Lot Value 64,508		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4 - Good
Architecture	
Style	100% One Story
Exterior Wall	100% Frame, Siding, Wood
Base/Total Area	2,786 / 2,786
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.5 /
Basement Area	
Garage Type	1,064 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2012 / 11

\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-8-24\IMG_001! 8/24/2023

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	434,435	155.94	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	NewTest
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025			
Base Cost	102.68	Total Misc Impr	+	21,601			
Roofing Adj	+ 5.71	Garage Cost	+	48,327			
Subfloor Adj	+ 0.00	Total RCN	=	442,528			
Heat/Cool Adj	+ 16.31	Depreciation (11%)	-	48,678			
Plumbing Adj	+ 9.04	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	393,850			
Adj Base Cost	= 133.74	Lot Value	+	64,508			
Total Area	x 2,786	Indicated Value	=	458,358			
Adjusted Cost	= 372,600	Value Per SqFt		164.52			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	393,850		
Lot Value	64,508		
Indicated Value	458,358	164.52	Per SqFt
Agland Value			
Site Improvements			
Total Value	458,358	164.52	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	7,243.87	7,244
SHLT	STORM SHELTER	0		1	2012	0.00	
PRCH	SLAB PORCH - COVERED	115162	242		242	32.12	7,773
PATO	SLAB PORCH - OPEN	115163	6x4		24	14.39	345
PRCH	SLAB PORCH - COVERED	115164	22x6		132	32.68	4,314
PATO	SLAB PORCH - OPEN	115165	23x6		138	13.95	1,925



Rogers

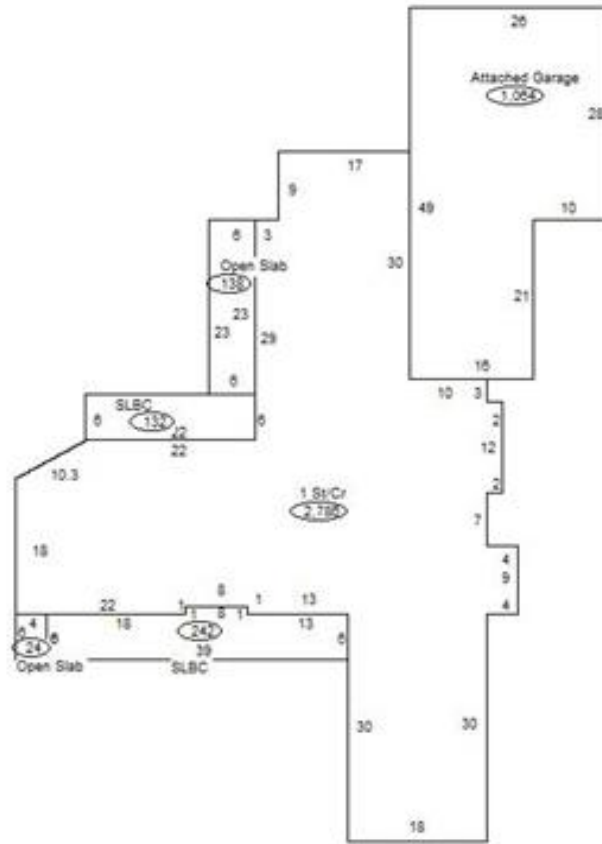
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Sketch Image

660015600



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	20	1 St/Cr	2,786	1.000	2,786
2	G	1		20	Attached Garage	1,064	1.000	1,064
3	M	PRCH		20	SLBC	242	1.000	242
4	M	PATO		20	Open Slab	24	1.000	24
5	M	PRCH		20	SLBC	132	1.000	132
6	M	PATO		20	Open Slab	138	1.000	138
Total Building Area						2,786		2,786