



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image				
Account	660016105								
Parcel ID	000000-00-0-10225-003-0006								
Cadastral ID	17-21-16-01580								
Property Type	REAL - Real Property								
Property Class	URP	VI Area	1						
Tax Area	17 - CLAREMORE OT								
Name ID	313271								
ROSE, JEANNETTE									
1310 W GRAHAM ST CLAREMORE OK 74017-0000									
Parcel Location									
Situs	01310 W GRAHAM ST								
Subdivision	LEEWOOD ESTATES								
Lot/Block	0006 / 0003	Parcel Size	1 - Lots						
Sec/Twn/Rng	17 / 21 / 16 / 5								
Neighborhood	1161 - R-V01-SW CLAREMORE								
School District	S001 - CLAREMORE SCHOOLS								
Legal Description Lat/Long: 36.29526634 -95.62494470									
Building Permits									
LOT 6 BLOCK 3 LEEWOOD ESTATES									
Exemptions									
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code
H	Homestead	Yes	1,000	1,000	/	ROSE, EDDIE & JEANNETTE	01/09/2019	0	4
H	Homestead	No	1,000		2427/139	WILSON, MARY AVALENE &	09/19/2014	108,000	YES
					1228/391	JACKSON, WOODROW &	05/18/2000	79,500	Yes
					1148/84	SHEPARD, RODNEY N &	12/22/1998	74,000	Yes
					1066/449	POWER, HARLAN D &	05/23/1997	65,000	Yes
					966/849	RHODES, NOBLE D &	08/31/1994	58,000	Yes
Parcel Valuation									
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax	
Remove Cap	2015	Land Value	34,507	26,192	11%	2,881	Assessed	11,889	1,098.90
Year Frozen	2015	Improvements	107,890	81,893		9,008	Penalty	0	
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-93.00
TIF Project ID	0	Total Value	142,397	108,085		11,889	Total Taxable	10,889	1,006.00
Assessment History									
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax		
2025	2025-660016105	ROSE, JEANNETTE	17	138,917	1000	10,889	1,006.00		
2024	2024-660016105	ROSE, JEANNETTE	17	143,152	1000	10,889	1,006.00		
2023	2023-660016105	ROSE, JEANNETTE	17	138,584	1000	10,889	997.00		
2022	2022-660016105	ROSE, JEANNETTE	17	115,375	1000	10,889	1,008.00		
2021	2021-660016105	ROSE, JEANNETTE	17	117,968	1000	10,889	961.00		
2020	2020-660016105	ROSE, JEANNETTE	17	117,333	1000	10,889	997.00		
2019	2019-660016105	ROSE, JEANNETTE	17	111,324	1000	10,889	1,009.00		
2018	2018-660016105	ROSE, EDDIE & JEANNETTE	17	114,839	1000	10,889	1,006.00		
2017	2017-660016105	ROSE, EDDIE & JEANNETTE	17	113,812	1000	10,889	1,000.00		
2016	2016-660016105	ROSE, EDDIE & JEANNETTE	17	110,738	1000	10,889	1,022.00		
2015	2015-660016105	ROSE, EDDIE & JEANNETTE	17	108,085	1000	10,889	982.00		
2014	2014-660016105	ROSE, EDDIE & JEANNETTE	17	111,442	1000	10,399	964.00		
2013	2013-660016105	WILSON, MARY AVALENE &	17	104,556	1000	10,399	952.00		



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Lot Data	Square-Foot - NBHD 1161 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	8500	
Non-Ag Acres	0.144	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY 0	
	0	
Method	Square-Foot	
Base Lot Value	6,274.00 x 5.50 = 34,507	
Factor Value		
Adjustments	1.0000	
Lot Value	34,507	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	R3 Res Nbhd 3
Style	100% One Story
Exterior Wall	60% Veneer, Masonry 40% Frame, Siding, Vinyl
Base/Total Area	1,312 / 1,312
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,312
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	440 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1980 / 35

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	1 Test
Adusted R	0.8445
Indicated Value	146,539 111.69 Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	155,520 Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	106.08	Total Misc Impr	+ 7,344				
Roofing Adj	+ 4.65	Garage Cost	+ 12,487				
Subfloor Adj	+ -1.21	Total RCN	= 192,661				
Heat/Cool Adj	+ 11.47	Depreciation (44%)	- 84,771				
Plumbing Adj	+ 10.74	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 107,890				
Adj Base Cost	= 131.73	Lot Value	+ 34,507				
Total Area	x 1,312	Indicated Value	= 142,397				
Adjusted Cost	= 172,830	Value Per SqFt	108.53				

Value Reconciliation	
Selected Approach	Cost Approach
Improvements	107,890
Lot Value	34,507
Indicated Value	142,397 108.53 Per SqFt
Agland Value	
Site Improvements	
Total Value	142,397 108.53 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	5,095.98		5,096
PRCH	SLAB PORCH - COVERED	38726	10x4		40	24.14		966
PATO	SLAB PORCH - OPEN	38727	12x10		120	10.68		1,282



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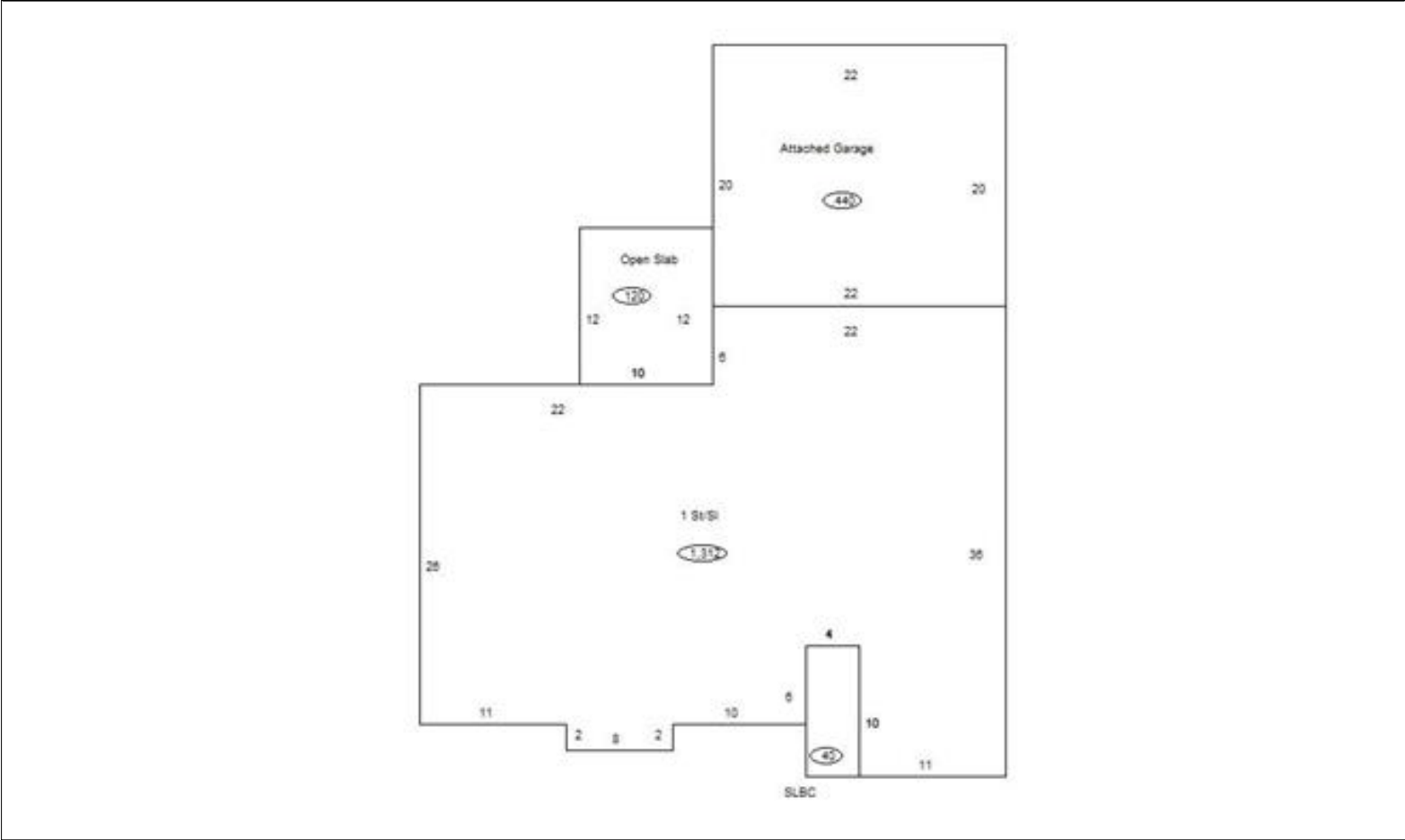
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,312	1.000	1,312
2	G	1		10	Attached Garage	440	1.000	440
3	M	PRCH		10	SLBC	40	1.000	40
4	M	PATO		10	Open Slab	120	1.000	120
Total Building Area						1,312		1,312



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	0x0x0			
	Qual	2	Cond	Year	Eff Age	
Valuation Summary			Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
		Base Cost (4.68 x)				