




# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026  
Time 23:15:19  
Page 1

Assessment Data					Primary Image																																																																																																																				
<b>Account</b> 660016231 <b>Parcel ID</b> 000000-00-0-10465-002-0010 <b>Cadastral ID</b> 17-21-16-02830 <b>Property Type</b> REAL - Real Property <b>Property Class</b> URP VI Area 1 <b>Tax Area</b> 17 - CLAREMORE OT <b>Name ID</b> 346400 MCLEOD, JESSICA LEE  805 COWELL ST S CLAREMORE OK 74017-0000  <b>Parcel Location</b> <b>Situs</b> 00805 COWELL ST <b>Subdivision</b> WALNUT PARK III <b>Lot/Block</b> 0010 / 0002 <b>Parcel Size</b> 1.2 - Lots <b>Sec/Twn/Rng</b> 17 / 21 / 16 / 5 <b>Neighborhood</b> 1161 - R-V01-SW CLAREMORE <b>School District</b> S001 - CLAREMORE SCHOOLS					 <p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-8-30\IMG_006: 8/30/2023</p>																																																																																																																				
<b>Legal Description</b> Lat/Long: 36.29804132 -95.61813618 LOT 10 & W 20' LOT 11 BLOCK 2 WALNUT PARK III																																																																																																																									
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Lot Data		Square-Foot - NBHD 1161 #1	
Lot Size			
Lot Count	1		
Units Buildable	1		
Non-Ag Acres	0.2097		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	9,133.00 x 5.50 = 50,232		
Factor Value			
Adjustments	1.2120		
Lot Value	60,881		



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-8-30\IMG\_006: 8/30/2023

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	15% Veneer, Masonry 85% Frame, Siding, Vinyl
Base/Total Area	1,104 / 1,104
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,104
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	264 Attached Garage - Unfinished
Remodel	STANDARD -
Year/Eff Age	1999 / 14

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	124,932	113.16	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	133,310		Per SqFt

Cost Approach				Manual : 01/2025	
Base Cost	92.40	Total Misc Impr	+	1,183	
Roofing Adj	+ 4.13	Garage Cost	+	7,408	
Subfloor Adj	+ 0.00	Total RCN	=	139,172	
Heat/Cool Adj	+ 10.30	Depreciation ( 18%)	-	25,051	
Plumbing Adj	+ 11.45	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	114,121	
Adj Base Cost	= 118.28	Lot Value	+	60,881	
Total Area	x 1,104	Indicated Value	=	175,002	
Adjusted Cost	= 130,581	Value Per SqFt		158.52	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	114,121		
Lot Value	60,881		
Indicated Value	175,002	158.52	Per SqFt
Agland Value			
Site Improvements			
Total Value	175,002	158.52	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	39149	14x4		56	21.12		1,183



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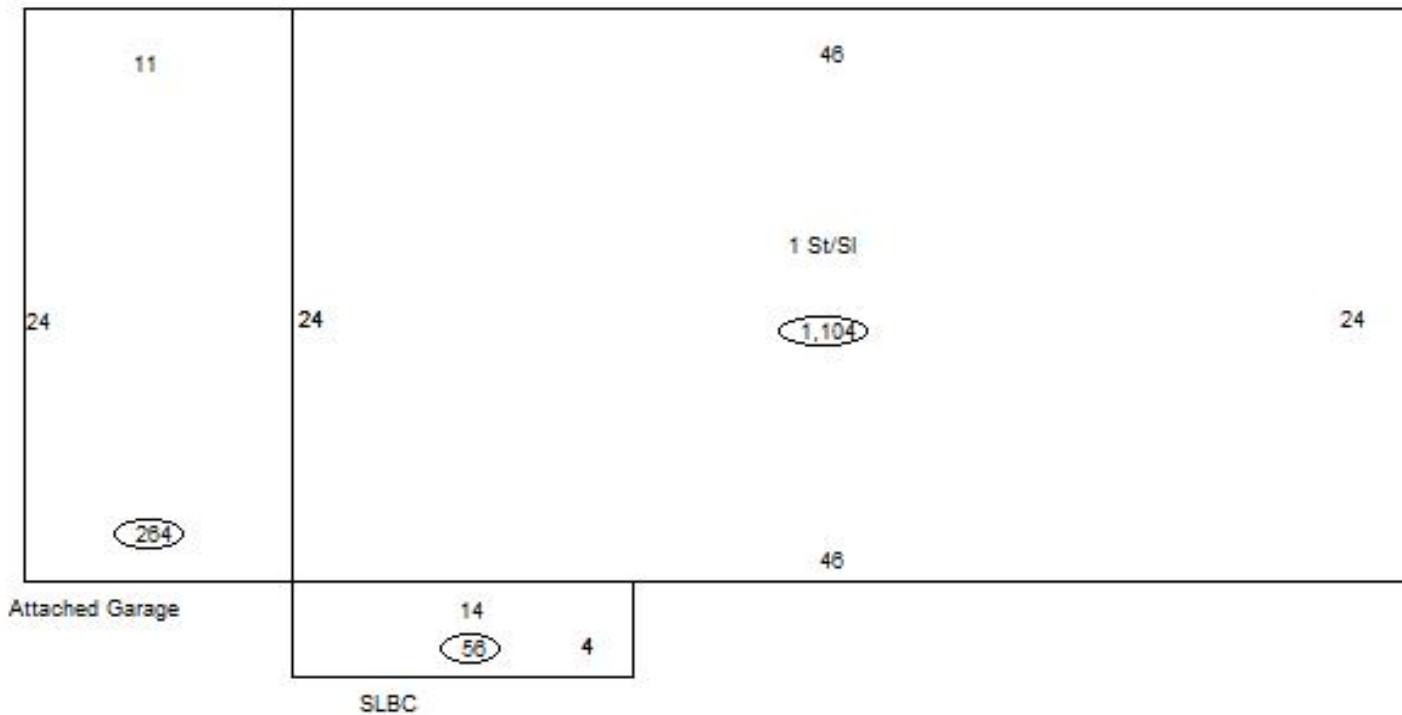
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### Sketch Image

660016231



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,104	1.000	1,104
2	G	1		10	Attached Garage	264	1.000	264
3	M	PRCH		10	SLBC	56	1.000	56
<b>Total Building Area</b>						1,104		1,104