



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 23:22:45
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660018250 Parcel ID 000000-00-0-10400-001-0016025 Cadastral ID 20-21-16-03160 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 306644 CECIL, STANLEY S & J DARLENE 1706 S CHEROKEE PL CLAREMORE OK 74019-0000 Parcel Location Situs 01706 S CHEROKEE PL Subdivision SOUTH POINTE Lot/Block 0016 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 20 / 21 / 16 / 5 Neighborhood 1166 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS																																																																																																																									
Legal Description Lot/Long: 36.29222221 -95.61718573																																																																																																																									
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Lot Data	Square-Foot - NBHD 1166 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 0.1608 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 7,002.00 x 6.00 = 42,012 Factor Value Adjustments 1.0000 Lot Value 42,012		
Residential Data Type 1 Single Family Residence Condition 3 - Average Quality 2.5 - Fair Architecture Style 100% 1 1/2 Story Finished Exterior Wall 20% Veneer, Masonry 80% Frame, Siding, Wood Base/Total Area 1,120 / 2,179 Style 100% 1 1/2 Story Finished HVAC 100% Warmed & Cooled Air Roof Cover 1 Composition Shingle Area on Slab 1,120 Fixture/RghIn 11 / Bed/F/H Bath 3 / 2.0 / Basement Area Garage Type 420 Attached Garage - Unfinished Remodel Year/Eff Age 1989 / 28		

\\tsclient\A\TOMMY DUNLAP\New folder (268)\IMG_0052.JPG 9/13/2023

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	20% Veneer, Masonry 80% Frame, Siding, Wood
Base/Total Area	1,120 / 2,179
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,120
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	420 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1989 / 28

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	206,948 94.97 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	240,220 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	156,126
Lot Value	42,012
Indicated Value	198,138 90.93 Per SqFt
Agland Value	
Site Improvements	
Total Value	198,138 90.93 Total Value Per SqFt

Cost Approach Manual : 01/2025

Base Cost	82.92	Total Misc Impr	+	11,998
Roofing Adj	+ 2.50	Garage Cost	+	12,100
Subfloor Adj	+ -0.65	Total RCN	=	247,881
Heat/Cool Adj	+ 11.47	Depreciation (38%)	-	94,195
Plumbing Adj	+ 6.46	Lump Sums	+	2,440
Basement Adj	+ 0.00	RCNLD	=	156,126
Adj Base Cost	= 102.70	Lot Value	+	42,012
Total Area	x 2,179	Indicated Value	=	198,138
Adjusted Cost	= 223,783	Value Per SqFt		90.93

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	44056		245	245	23.42		5,738
PATO	SLAB PORCH - OPEN	44058		108	108	10.78		1,164
WODO	WOOD DECK - OPEN	44059		150	150	23.24	30%	2,440



Rogers

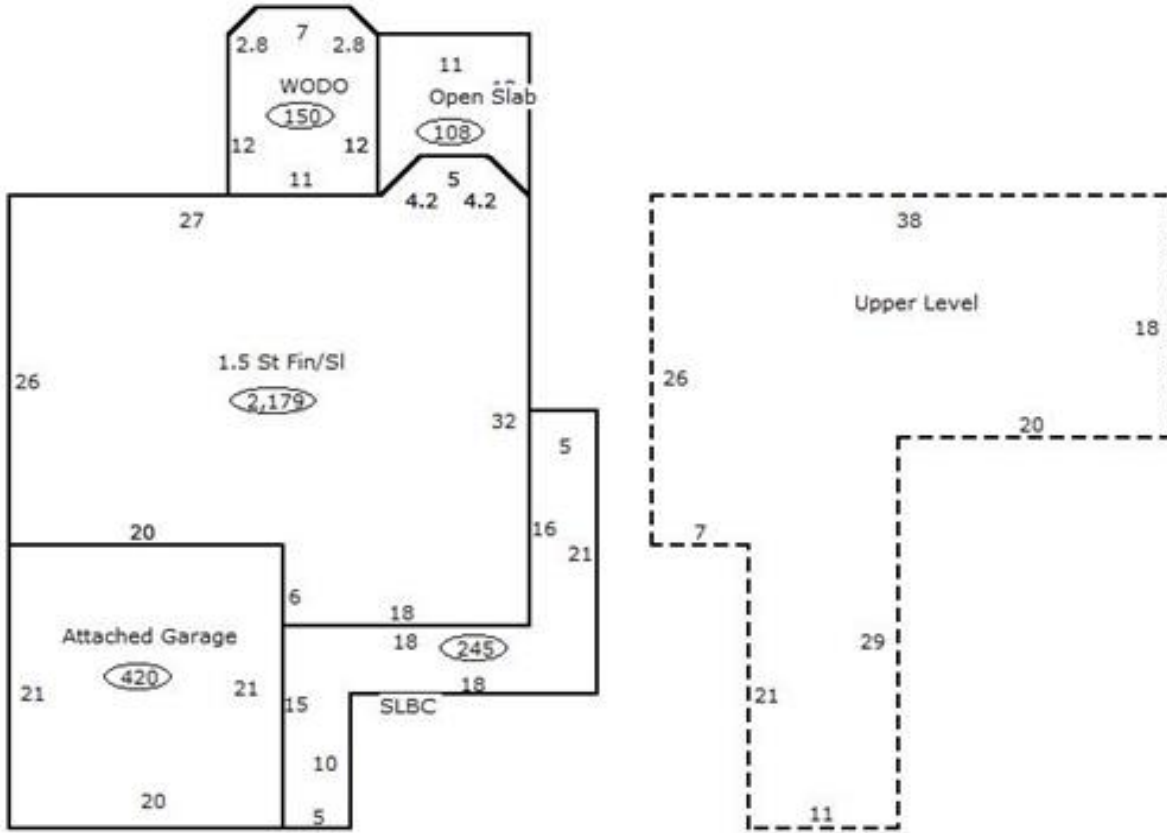
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Sketch Image

660018250



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/Sl	1,120	1.946	2,179
2	G	1		13	Attached Garage	420	1.000	420
3	M	PRCH		13	SLBC	245	1.000	245
4	U	^UL	Overhang	13	Upper Level	1,059	1.000	1,059
5	M	PATO		13	Open Slab	108	1.000	108
6	M	WODO		13	WODO	150	1.000	150
Total Building Area						1,120		2,179



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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)						