



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 00:02:30
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Assessment Data					Primary Image																																																																																																																				
Account 660018259 Parcel ID 000000-00-0-10400-002-0001 Cadastral ID 20-21-16-03250 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 200384 PAGET, JOLENE 1700 S CHEROKEE AVE CLAREMORE OK 74019-0000 Parcel Location Situs 01700 S CHEROKEE AVE Subdivision SOUTH POINTE Lot/Block 0001 / 0002 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: 36.29267552 -95.61610951																																																																																																																									
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Lot Data	Square-Foot - NBHD 1166 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 0.346 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 15,072.00 x 3.36 = 50,575 Factor Value Adjustments 1.0000 Lot Value 50,575		 <p>\\tsclient\A\TOMMY DUNLAP\New folder (342)\IMG_0015.JPG 4/16/2024</p>

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	20% Veneer, Masonry 80% Frame, Siding, Wood
Base/Total Area	1,169 / 1,169
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,169
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	456 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1986 / 30

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	145,091	124.12	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	1		
Indicated Value	71,550		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	106.15	Total Misc Impr	+ 9,597				
Roofing Adj	+ 4.80	Garage Cost	+ 12,814				
Subfloor Adj	+ -1.23	Total RCN	= 178,157				
Heat/Cool Adj	+ 11.47	Depreciation (40%)	- 71,263				
Plumbing Adj	+ 12.04	Lump Sums	+ 0				
Basement Adj	+ 0.00	RCNLD	= 106,894				
Adj Base Cost	= 133.23	Lot Value	+ 50,575				
Total Area	x 1,169	Indicated Value	= 157,469				
Adjusted Cost	= 155,746	Value Per SqFt	134.70				

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	106,894		
Lot Value	50,575		
Indicated Value	157,469	134.70	Per SqFt
Agland Value			
Site Improvements			
Total Value	157,469	134.70	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	44092		117	117	23.89		2,795
PATO	SLAB PORCH - OPEN	44093		166	166	10.28		1,706

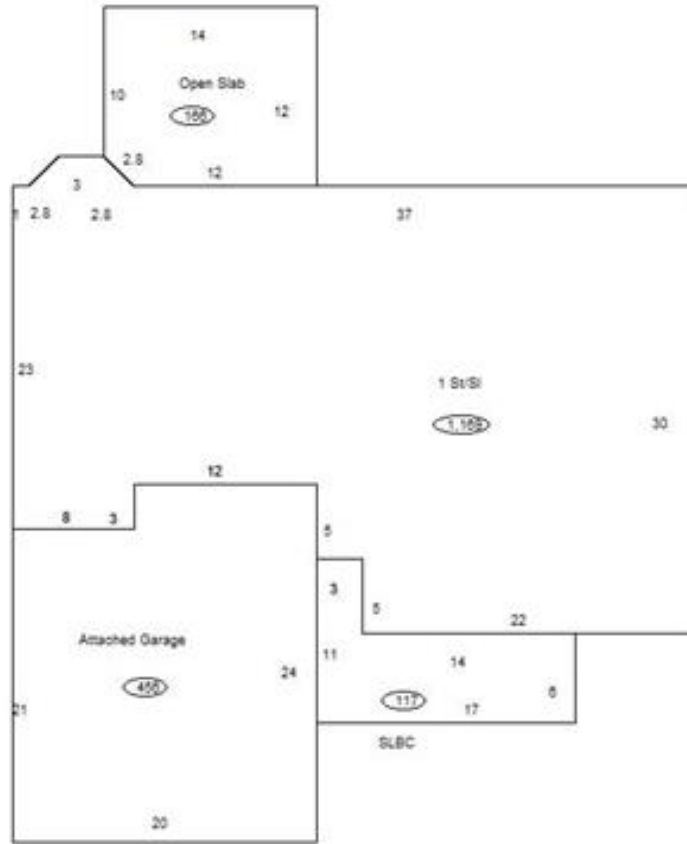


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Sketch Image

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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/Sl	1,169	1.000	1,169
2	G	1		10	Attached Garage	456	1.000	456
3	M	PRCH		10	SLBC	117	1.000	117
4	M	PATO		10	Open Slab	166	1.000	166
Total Building Area						1,169		1,169



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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)				