



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 660018262 Parcel ID 000000-00-0-10400-002-0004 Cadastral ID 20-21-16-03280 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 297857 ROBINSON, SEAN ERIC 1706 S CHEROKEE AVE CLAREMORE OK 74019-0000 Parcel Location Situs 01706 S CHEROKEE AVE Subdivision SOUTH POINTE Lot/Block 0004 / 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: 36.29217215 -95.61614103																			
Building Permits					<table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td colspan="5"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount															
Exemptions					Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
					1953/51	FIGUEROA, JOSE H MARTINEZ	04/30/2008	125,000	YES										
					1014/248	LOPEZ LEGARRETA, JUAN F &	01/16/1996	82,000	Yes										
					931/151	VREELAND, FRANK	10/01/1993	78,000	Yes										
					900/791	FIRST FEDERAL SAVINGS	12/03/1992	8,500	Yes										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax										
Remove Cap	2009		Land Value	38,586	23,549	11%	2,590	Assessed	17,815										
Year Frozen	0		Improvements	177,180	138,405		15,225	Penalty	0										
Uncapped Value	0		Mobile Home	0	0		0	Exemption	0										
TIF Project ID	0		Total Value	215,766	161,954		17,815	Total Taxable	17,815										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660018262	ROBINSON, SEAN ERIC			17	214,362	0	16,967	1,568.00										
2024	2024-660018262	ROBINSON, SEAN ERIC			17	165,844	0	16,159	1,493.00										
2023	2023-660018262	ROBINSON, SEAN ERIC			17	139,903	0	15,389	1,410.00										
2022	2022-660018262	ROBINSON, SEAN ERIC			17	138,028	0	15,183	1,405.00										
2021	2021-660018262	ROBINSON, SEAN ERIC			17	137,451	0	15,120	1,335.00										
2020	2020-660018262	ROBINSON, SEAN ERIC			17	135,098	0	14,861	1,361.00										
2019	2019-660018262	ROBINSON, SEAN ERIC			17	135,512	0	14,906	1,381.00										
2018	2018-660018262	ROBINSON, SEAN ERIC			17	139,736	0	15,371	1,420.00										
2017	2017-660018262	ROBINSON, SEAN ERIC			17	138,524	0	15,238	1,399.00										
2016	2016-660018262	ROBINSON, SEAN ERIC			17	134,813	0	14,829	1,392.00										
2015	2015-660018262	ROBINSON, SEAN ERIC			17	132,812	0	14,609	1,318.00										
2014	2014-660018262	ROBINSON, SEAN ERIC			17	133,942	0	14,263	1,323.00										
2013	2013-660018262	ROBINSON, SEAN ERIC			17	126,173	0	13,583	1,243.00										




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Lot Data	Square-Foot - NBHD 1166 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 0.1476 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 6,431.00 x 6.00 = 38,586 Factor Value Adjustments 1.0000 Lot Value 38,586		 <p>\\tsclient\A\TOMMY DUNLAP\New folder (269)\IMG_0016.JPG 9/14/2023</p>

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	25% Veneer, Masonry 75% Frame, Siding, Vinyl
Base/Total Area	1,092 / 2,062
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,092
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	440 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1993 / 25

Cost Approach		Manual : 01/2025	
Base Cost	90.79	Total Misc Impr	+ 10,392
Roofing Adj	+ 2.86	Garage Cost	+ 14,498
Subfloor Adj	+ -1.36	Total RCN	= 256,783
Heat/Cool Adj	+ 12.64	Depreciation (31%)	- 79,603
Plumbing Adj	+ 7.53	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 177,180
Adj Base Cost	= 112.46	Lot Value	+ 38,586
Total Area	x 2,062	Indicated Value	= 215,766
Adjusted Cost	= 231,893	Value Per SqFt	104.64

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	231,212	112.13	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	205,250		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	177,180		
Lot Value	38,586		
Indicated Value	215,766	104.64	Per SqFt
Agland Value			
Site Improvements			
Total Value	215,766	104.64	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	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	44105	144		144	26.48		3,813
PATO	SLAB PORCH - OPEN	44106	84		84	11.48		964



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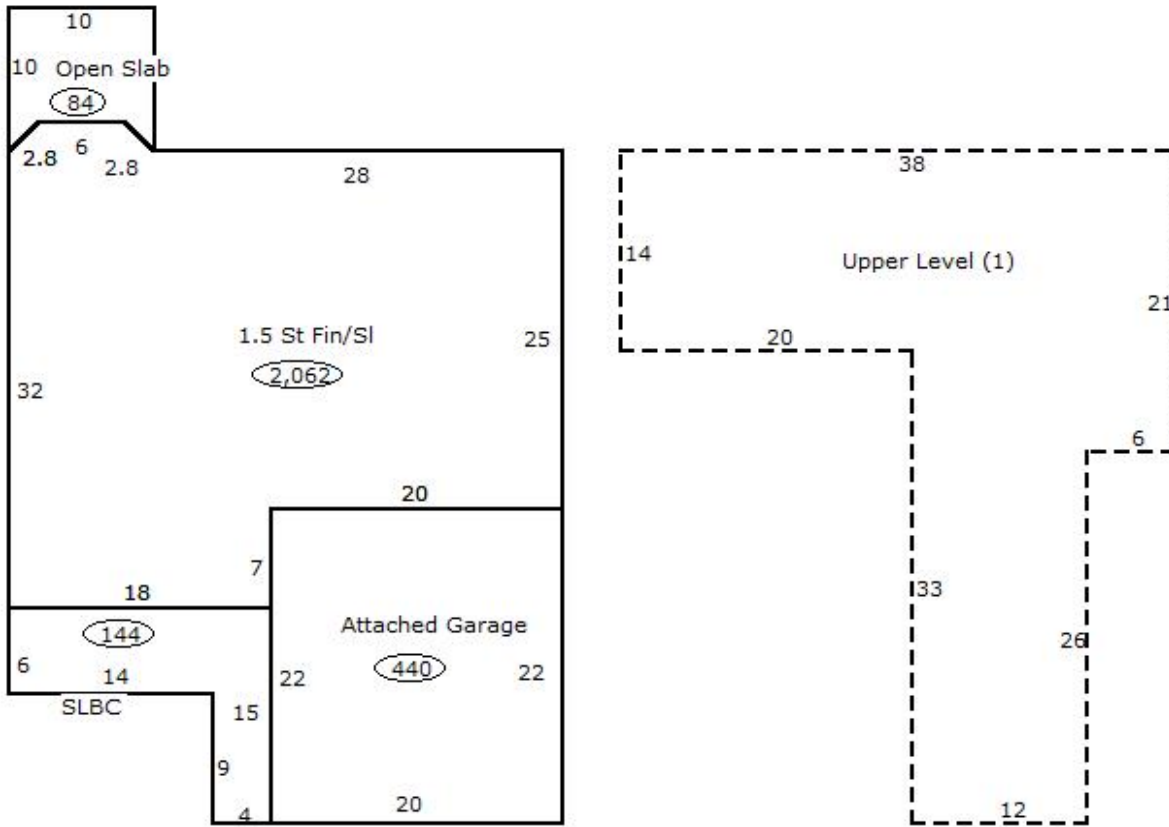
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/Sl	1,092	1.888	2,062
2	G	1		13	Attached Garage	440	1.000	440
3	M	PRCH		13	SLBC	144	1.000	144
4	M	PATO		13	Open Slab	84	1.000	84
5	U	^UL		13	Upper Level (1)	970	1.000	970
Total Building Area						1,092		2,062