



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 21:11:07
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660018357 Parcel ID 000000-00-0-10400-006-0014 Cadastral ID 20-21-16-04320 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 313076 NUNEZ, UBALDO & LUCIA 2000 S CHEROKEE PL CLAREMORE OK 74019-0000 Parcel Location Situs 02000 S CHEROKEE PL Subdivision SOUTH POINTE Lot/Block 0014 / 0006 Parcel Size 1 - Lots Sec/Twn/Rng 20 / 21 / 16 / 5 Neighborhood 1166 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS					<p>\\tsclient\A\TOMMY DUNLAP\New folder (272)\IMG_0043.JPG 9/19/2023</p>																																																																																																																				
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Lot Data		Square-Foot - NBHD 1166 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	0.1616		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	7,041.00 x 6.00 = 42,246		
Factor Value			
Adjustments	1.0000		
Lot Value	42,246		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	50% Veneer, Masonry 50% Frame, Siding, Wood
Base/Total Area	1,136 / 2,112
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,136
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.5 /
Basement Area	
Garage Type	380 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1993 / 25

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	255,444 120.95 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	223,540 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	202,151
Lot Value	42,246
Indicated Value	244,397 115.72 Per SqFt
Agland Value	
Site Improvements	
Total Value	244,397 115.72 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	98.44	Total Misc Impr	+ 13,303
Roofing Adj	+ 3.29	Garage Cost	+ 16,325
Subfloor Adj	+ -2.10	Total RCN	= 292,973
Heat/Cool Adj	+ 14.47	Depreciation (31%)	- 90,822
Plumbing Adj	+ 10.59	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 202,151
Adj Base Cost	= 124.69	Lot Value	+ 42,246
Total Area	x 2,112	Indicated Value	= 244,397
Adjusted Cost	= 263,345	Value Per SqFt	115.72

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	6,429.63		6,430
PRCH	SLAB PORCH - COVERED	44500		201	201	28.79		5,787
PATO	SLAB PORCH - OPEN	44501		84	84	12.93		1,086



Rogers

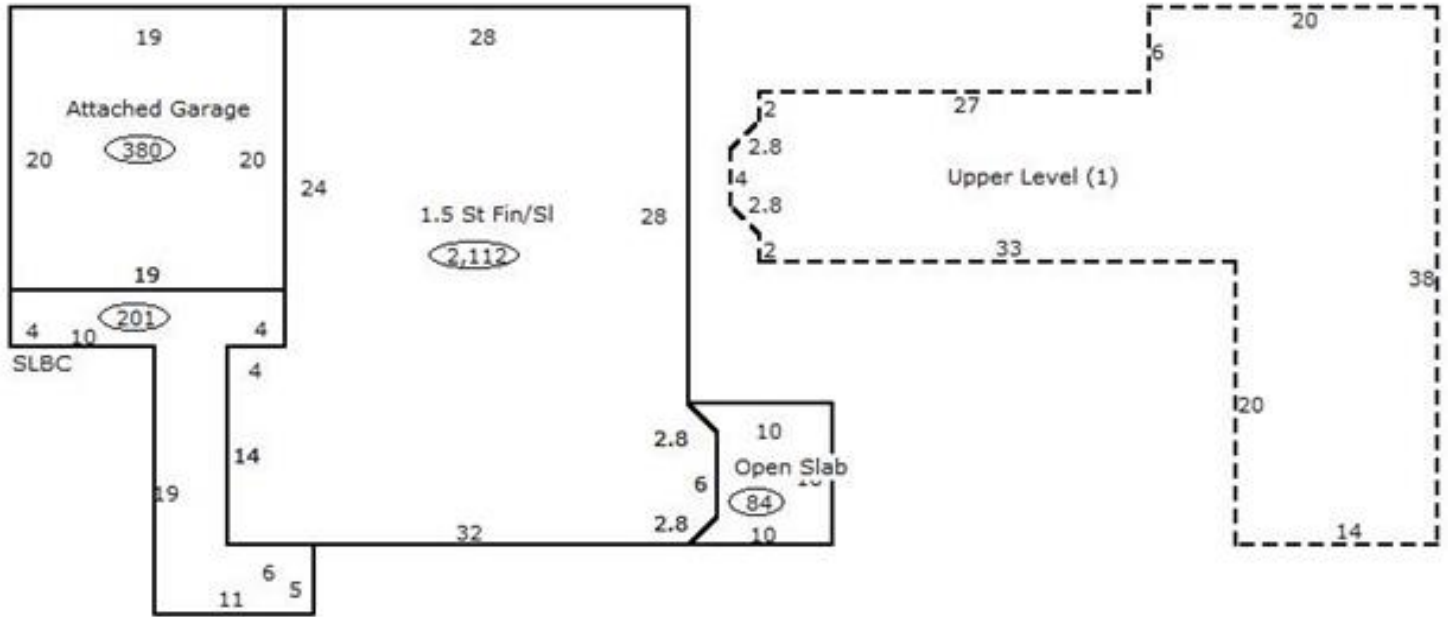
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Sketch Image

660018357



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	1,136	1.859	2,112
2	G	1		13	Attached Garage	380	1.000	380
3	M	PRCH		13	SLBC	201	1.000	201
4	M	PATO		13	Open Slab	84	1.000	84
5	U	^UL		13	Upper Level (1)	976	1.000	976
Total Building Area						1,136		2,112