



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image														
<b>Account</b> 660018395 <b>Parcel ID</b> 000000-00-0-10400-009-0006 <b>Cadastral ID</b> 20-21-16-04710 <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> 339238 JERCHAU, DAVID NICHOLAUS & ANGELA KAY  2001 S MISSOURI PL CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 02001 MISSOURI PL <b>Subdivision</b> SOUTH POINTE <b>Lot/Block</b> 0006 / 0009 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 20 / 21 / 16 / 5 <b>Neighborhood</b> 1166 - R-V01-SW CLAREMORE <b>School District</b> S001 - CLAREMORE SCHOOLS					<p>\\tsclient\A\TOMMY DUNLAP\New folder (273)\IMG_0044.JPG 9/20/2023</p>														
<b>Legal Description</b> Lot/Long: 36.28966974 -95.61976597																			
LOT 6 BLOCK 9 SOUTH POINTE					<b>Building Permits</b> <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" style="height: 100px;"> </td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount															
<b>Exemptions</b>					<b>Sale History</b>														
<b>Code</b>	<b>Type</b>	<b>Active</b>	<b>Maximum</b>	<b>Exemption</b>	<b>Bk/Pg</b>	<b>Grantor</b>	<b>Date</b>	<b>Price</b>	<b>Code</b>										
H	Homestead	Yes	1,000	1,000	/	HUGHES, CARRIE L	08/04/2022	240,000	YES										
					1447/21	ELLIOTT, RITCHIE LEE &	01/17/2003	101,000	YES										
					807/926			64,000	No										
<b>Parcel Valuation</b>																			
<b>Source</b>	<b>REAL</b>		<b>Fair Cash</b>	<b>Capped</b>	<b>Asmnt Level</b>	<b>Assessed</b>	<b>Levy Rate</b>	92.430	<b>Current Tax</b>										
Remove Cap	2023		Land Value	57,886	57,886	11%	6,367	Assessed	23,056	2,131.07									
Year Frozen	0		Improvements	151,714	151,714		16,689	Penalty	0										
Uncapped Value	0		Mobile Home	0	0		0	Exemption	1,000	-92.00									
TIF Project ID	0		<b>Total Value</b>	209,600	209,600		23,056	<b>Total Taxable</b>	22,056	2,039.00									
<b>Assessment History</b>																			
<b>Tax Year</b>	<b>Statement Number</b>	<b>Billed Owner</b>			<b>Tax Area</b>	<b>Total Value</b>	<b>Exemptions</b>	<b>Taxable Value</b>	<b>Billed Tax</b>										
2025	2025-660018395	JERCHAU, DAVID NICHOLAUS &			17	208,725	1000	21,959	2,030.00										
2024	2024-660018395	JERCHAU, DAVID NICHOLAUS &			17	212,545	1000	21,728	2,008.00										
2023	2023-660018395	JERCHAU, DAVID NICHOLAUS &			17	200,600	1000	21,066	1,930.00										
2022	2022-660018395	JERCHAU, DAVID NICHOLAUS &			17	136,029	0	14,963	1,385.00										
2021	2021-660018395	HUGHES, CARRIE L			17	135,141	0	14,866	1,313.00										
2020	2020-660018395	HUGHES, CARRIE L			17	132,911	0	14,620	1,339.00										
2019	2019-660018395	HUGHES, CARRIE L			17	132,174	0	14,539	1,347.00										
2018	2018-660018395	HUGHES, CARRIE L			17	136,195	0	14,981	1,384.00										
2017	2017-660018395	HUGHES, CARRIE L			17	135,053	0	14,856	1,364.00										
2016	2016-660018395	HUGHES, CARRIE L			17	131,350	0	14,449	1,356.00										
2015	2015-660018395	HUGHES, CARRIE L			17	128,279	0	14,111	1,273.00										
2014	2014-660018395	HUGHES, CARRIE L			17	129,367	0	14,033	1,301.00										
2013	2013-660018395	HUGHES, CARRIE L			17	121,989	0	13,365	1,223.00										



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Lot Data	Square-Foot - NBHD 1166 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> 1 <b>Non-Ag Acres</b> 0.2231 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> LAND QUALITY 0 0 <b>Method</b> Square-Foot <b>Base Lot Value</b> 9,719.00 x 4.96 = 48,238 <b>Factor Value</b> <b>Adjustments</b> 1.2000 <b>Lot Value</b> 57,886		

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	3 - Average
<b>Architecture</b>	
<b>Style</b>	100% 1 1/2 Story Finished
<b>Exterior Wall</b>	25% Veneer, Masonry 75% Frame, Siding, Wood
<b>Base/Total Area</b>	1,072 / 1,780
<b>Style</b>	100% 1 1/2 Story Finished
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	1,072
<b>Fixture/RghIn</b>	11 /
<b>Bed/F/H Bath</b>	3 / 2.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	440 Attached Garage - Unfinished
<b>Remodel</b>	
<b>Year/Eff Age</b>	1989 / 28

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GRM Approach	
<b>GRM Code</b>	
<b>Gross Rent</b>	0.00
<b>Indicated Value</b>	

Multiple Regression			
<b>MRA Code</b>	1	Test	
<b>Adusted R</b>	0.8445		
<b>Indicated Value</b>	206,097	115.78	Per SqFt

Direct Comparables	
<b>Selection Model</b>	A Adam Test
<b>Adjustment Model</b>	1 2022 Residential
<b>Comparables</b>	8
<b>Indicated Value</b>	211,150 Per SqFt

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	92.49	<b>Total Misc Impr</b>	+ 10,258				
<b>Roofing Adj</b>	+ 3.20	<b>Garage Cost</b>	+ 14,498				
<b>Subfloor Adj</b>	+ -1.54	<b>Total RCN</b>	= 230,364				
<b>Heat/Cool Adj</b>	+ 12.64	<b>Depreciation ( 35%)</b>	- 80,627				
<b>Plumbing Adj</b>	+ 8.72	<b>Lump Sums</b>	+ 1,977				
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 151,714				
<b>Adj Base Cost</b>	= 115.51	<b>Lot Value</b>	+ 57,886				
<b>Total Area</b>	x 1,780	<b>Indicated Value</b>	= 209,600				
<b>Adjusted Cost</b>	= 205,608	<b>Value Per SqFt</b>	117.75				

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	151,714		
<b>Lot Value</b>	57,886		
<b>Indicated Value</b>	209,600	117.75	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>			
<b>Total Value</b>	209,600	117.75	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	44663		176	176	26.38		4,643
WODO	WOOD DECK - OPEN	44664	26x10		260	19.01	60%	1,977



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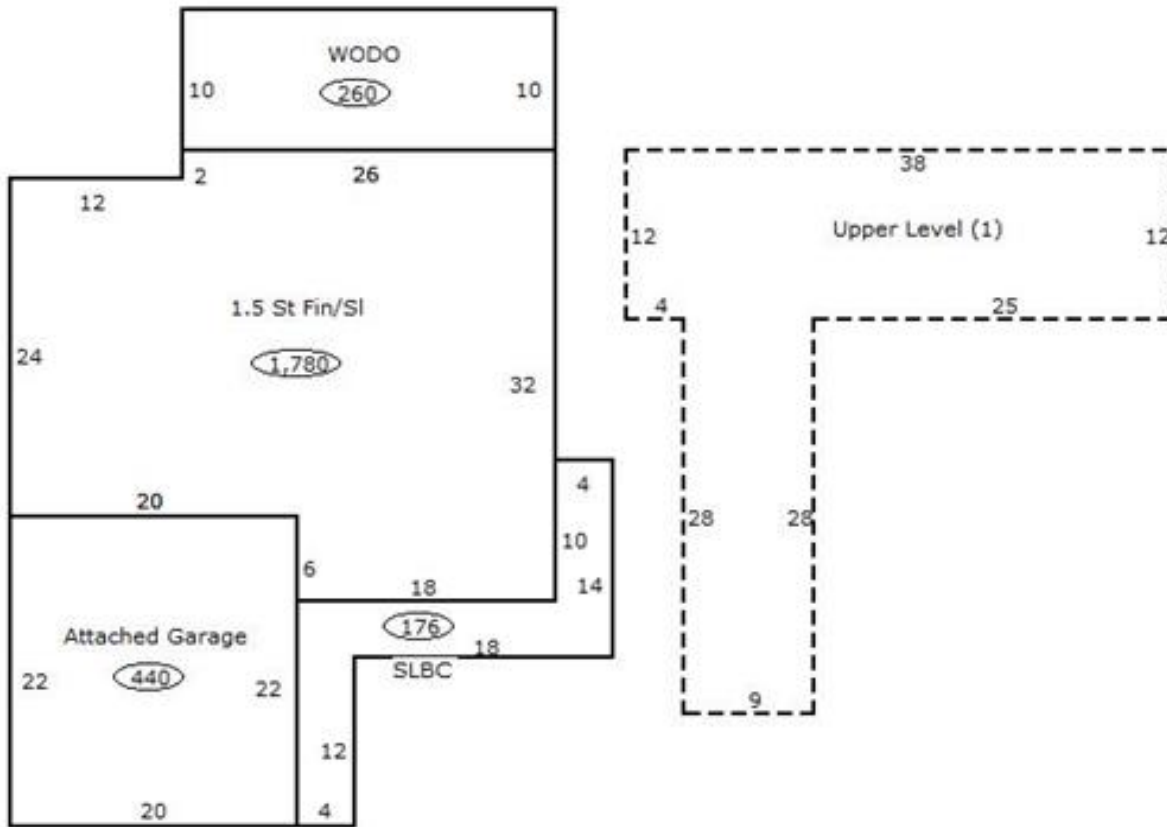
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### Sketch Image

660018395



### 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/SI	1,072	1.660	1,780
2	G	1		13	Attached Garage	440	1.000	440
3	M	PRCH		13	SLBC	176	1.000	176
4	M	WODO		13	WODO	260	1.000	260
5	U	^UL		13	Upper Level (1)	708	1.000	708
<b>Total Building Area</b>						<b>1,072</b>		<b>1,780</b>



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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	
<b>Valuation Summary</b>			<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (4.68 x )				