



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
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Assessment Data					Primary Image																																																																																																																				
Account 660019905 Parcel ID 000000-00-0-00816-001-0003 Cadastral ID 23-21-16-00120 Property Type REAL - Real Property Property Class RRP VI Area 1 Tax Area 5 - JUSTUS RURAL/NO FIRE Name ID 335412 WHILES, JEREMY DAVID & LAURA M 22277 S DOGWOOD CT CLAREMORE OK 74019-0000 Parcel Location Situs 22277 S DOGWOOD CT Subdivision THOUSAND OAKS Lot/Block 0003 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 23 / 21 / 16 / 5 Neighborhood 1145 - R-V01-SE FOYIL School District S009 - JUSTUS-TIAWAH SCHOOLS																																																																																																																									
Legal Description Lot/Long: 36.28814693 -95.57482567																																																																																																																									
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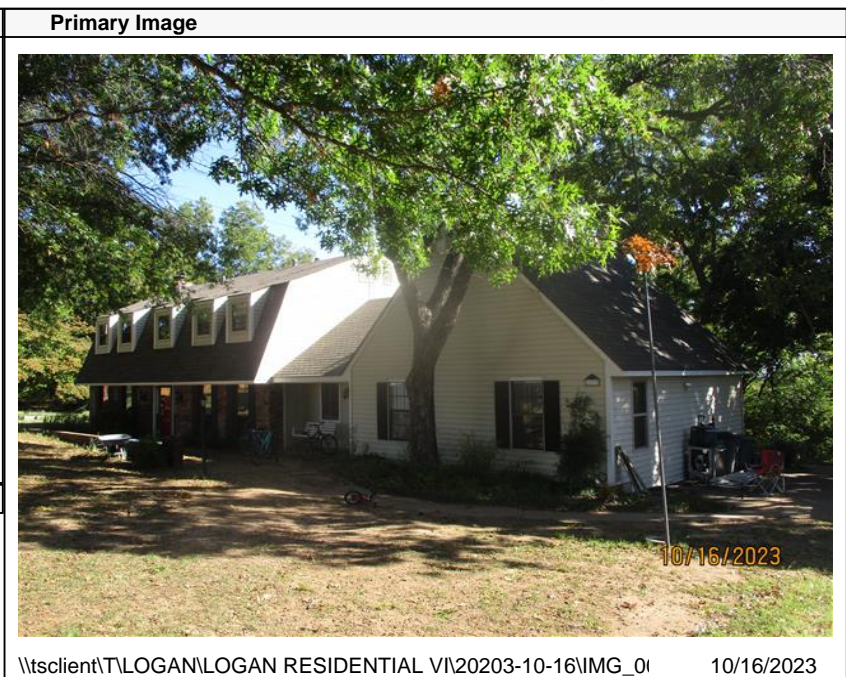
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Lot Data		Square-Foot - NBHD 1145 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	1.1776		
Topography			
Street Access			
Utilities			
Amenities		0	
		0	
Method	Square-Foot		
Base Lot Value	51,297.00 x 1.26 = 64,706		
Factor Value			
Adjustments	1.0000		
Lot Value	64,706		



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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	60% Veneer, Masonry 40% Frame, Siding, Vinyl
Base/Total Area	1,368 / 2,334
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,368
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 3.0 /
Basement Area	
Garage Type	624 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1980 / 35

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	282,951	121.23	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	3
Indicated Value	325,030 Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	97.68	Total Misc Impr	+ 18,087
Roofing Adj	+ 3.41	Garage Cost	+ 23,693
Subfloor Adj	+ -2.22	Total RCN	= 328,652
Heat/Cool Adj	+ 14.47	Depreciation (43%)	- 141,320
Plumbing Adj	+ 9.57	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 187,332
Adj Base Cost	= 122.91	Lot Value	+ 64,706
Total Area	x 2,334	Indicated Value	= 252,038
Adjusted Cost	= 286,872	Value Per SqFt	107.99

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	187,332		
Lot Value	64,706		
Indicated Value	252,038	107.99	Per SqFt
Agland Value			
Site Improvements			
Total Value	252,038	107.99	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	6,429.63		6,430
PRCH	SLAB PORCH - COVERED	48606	11x5		55	29.35		1,614
PRCH	SLAB PORCH - COVERED	48607	11x5		55	29.35		1,614
SUN	Sunroom	48608	16x13		208	28.50		5,928
PATO	SLAB PORCH - OPEN	48609	18x12		216	11.58		2,501



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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/SI	1,368	1.706	2,334
2	G	1		13	Attached Garage	624	1.000	624
3	M	PRCH		13	SLBC	55	1.000	55
4	M	PRCH		13	SLBC	55	1.000	55
5	M	SUN		13	Sunroom	208	1.000	208
6	M	PATO		13	Open Slab	216	1.000	216
7	U	^UL	Overhang	13	Upper Level	966	1.000	966
Total Building Area						1,368		2,334



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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)						