



# 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	660019956													
Parcel ID	21N16E-23-2-00000-000-0000													
Cadastral ID	23-21-16-01600													
Property Type	REAL - Real Property													
Property Class	RR	VI Area 1												
Tax Area	5 - JUSTUS RURAL/NO FIRE													
Name ID	303892													
FOSTER, JERRY L &														
CATHERINE A TRUST														
22174 DOGWOOD DR CLAREMORE OK 74019-0000														
Parcel Location														
Situs	22174 E DOGWOOD LN													
Subdivision														
Lot/Block	/	Parcel Size	3.21 - Acres											
Sec/Twn/Rng	23 / 21 / 16 / 2													
Neighborhood	2116 - UNPLATTED													
School District	S009 - JUSTUS-TIAWAH SCHOOLS													
Legal Description														
Lat/Long: 36.28944657 -95.57798654														
ALL THAT PT S 236' S2 NW NW LYING W OF CO RD LESS E 184.58														
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></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount					
Number	Description	Opened	Closed	Amount										
Exemptions														
Code	Type	Active	Maximum	Exemption										
H	Homestead	Yes	1,000	1,000										
Sale History														
Bk/Pg	Grantor	Date	Price	Code										
2140/19	DAUBENSPECK, IRMA J	07/16/2010	260,000	11										
1102/695	ROSS, DONALD G &	03/12/1998	20,000	Yes										
1016/531	JORDAN INVESTMENT CORP	02/21/1996	18,500	No										
849/323			16,500	No										
824/446			12,000	No										
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	83.050	Current Tax						
Remove Cap	2011	Land Value	67,613	55,768	11%	6,134	Assessed	37,080	3,079.49					
Year Frozen	2025	Improvements	341,089	281,334		30,946	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-83.00					
TIF Project ID	0	Total Value	408,702	337,102		37,080	Total Taxable	36,080	2,996.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660019956	FOSTER, JERRY L &	5	376,762	1000	36,081	2,997.00							
2024	2024-660019956	FOSTER, JERRY L &	5	394,578	1000	35,001	2,921.00							
2023	2023-660019956	FOSTER, JERRY L &	5	317,752	1000	33,953	2,827.00							
2022	2022-660019956	FOSTER, JERRY L &	5	318,402	1000	34,024	2,830.00							
2021	2021-660019956	FOSTER, JERRY L &	5	313,225	1000	33,455	2,838.00							
2020	2020-660019956	FOSTER, JERRY L &	5	306,896	1000	32,531	2,754.00							
2019	2019-660019956	FOSTER, JERRY L &	5	295,950	1000	31,554	2,733.00							
2018	2018-660019956	FOSTER, JERRY L &	5	304,376	1000	31,579	2,738.00							
2017	2017-660019956	FOSTER, JERRY L &	5	301,396	1000	30,630	2,498.00							
2016	2016-660019956	FOSTER, JERRY L &	5	293,671	1000	29,709	2,534.00							
2015	2015-660019956	FOSTER, JERRY L &	5	277,094	1000	28,815	2,435.00							
2014	2014-660019956	FOSTER, JERRY L &	5	279,463	1000	27,946	2,398.00							
2013	2013-660019956	FOSTER, JERRY L &	5	262,938	1000	27,103	2,361.00							



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Lot Data	Square-Foot - NBHD 2116 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> 1 <b>Non-Ag Acres</b> 3.1609 <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> 137,690.00 x .49 = 67,613 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 67,613		

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	4 - Good
<b>Architecture</b>	
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	100% Frame, Stucco
<b>Base/Total Area</b>	2,749 / 2,749
<b>Style</b>	100% One Story
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	9 Clay Tile
<b>Area on Slab</b>	2,749
<b>Fixture/RghIn</b>	11 /
<b>Bed/F/H Bath</b>	3 / 2.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	506 Attached Garage - Unfinished
<b>Remodel</b>	
<b>Year/Eff Age</b>	1999 / 20



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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>	380,725	138.50	Per SqFt

Direct Comparables	
<b>Selection Model</b>	A Adam Test
<b>Adjustment Model</b>	NewTest
<b>Comparables</b>	
<b>Indicated Value</b>	

Cost Approach				Manual : 01/2025			
<b>Base Cost</b>	104,53	<b>Total Misc Impr</b>	+ 16,887				
<b>Roofing Adj</b>	+ 7.70	<b>Garage Cost</b>	+ 24,511				
<b>Subfloor Adj</b>	+ -4.42	<b>Total RCN</b>	= 402,617				
<b>Heat/Cool Adj</b>	+ 16.31	<b>Depreciation ( 23%)</b>	- 92,602				
<b>Plumbing Adj</b>	+ 7.28	<b>Lump Sums</b>	+ 12,552				
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 322,567				
<b>Adj Base Cost</b>	= 131.40	<b>Lot Value</b>	+ 67,613				
<b>Total Area</b>	x 2,749	<b>Indicated Value</b>	= 390,180				
<b>Adjusted Cost</b>	= 361,219	<b>Value Per SqFt</b>	141.94				

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	322,567		
<b>Lot Value</b>	67,613		
<b>Indicated Value</b>	390,180	141.94	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>	18,522		
<b>Total Value</b>	408,702	148.67	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	7,243.87		7,244
PRCH	SLAB PORCH - COVERED	48825	302		302	31.93		9,643
WODO	WOOD DECK - OPEN	48826	629		629	21.23	6%	12,552





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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	BARN	BARN	0x0x0			1,248	
	Qual	3	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (50% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (10.14 x 1,248)		12,655			12,655	6,328	6,327
	BARN	BARN	0x0x0			640	
	Qual	3	Cond 3	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (30% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (10.48 x 640)		6,707			6,707	2,012	4,695
	SG	SWIM-GUNITE	0x0x0			1	
	Qual		Cond	Year	Eff Age		
	<b>Valuation Summary</b>		<b>Modifier Total</b>		<b>RCN</b>	<b>Depr (75% Phys/ % Func)</b>	<b>RCNLD</b>
Base Cost (30,000.00 x 1)		30,000			30,000	22,500	7,500
	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 )							