



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 00:44:16
 Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660023773 Parcel ID 000000-00-0-00162-004-0004 Cadastral ID 28-21-16-01450 Property Type REAL - Real Property Property Class RRP VI Area 1 Tax Area 21 - CLAREMORE RURAL/VERD FIR Name ID 332678 KENNEDY, JAMES LEE & ASHLEY EILEENE 12295 E OAK DR CLAREMORE OK 74019-0000 Parcel Location Situs 12295 E OAK DR Subdivision CLAREMORE ESTATES Lot/Block 0004 / 0004 Parcel Size 1 - Lots Sec/Twn/Rng 28 / 21 / 16 / 5 Neighborhood 1208 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.27393757 -95.61006719																																																																																																																									
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Lot Data	Lot - NBHD 1208 #1		Primary Image
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	1.9919		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	
	SIZE	0	
Method	Lot		
Base Lot Value	86,768.00 x .60 = 52,131		
Factor Value			
Adjustments	1.0000		
Lot Value	52,131		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	2,700 / 2,700
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,700
Fixture/RghIn	20 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	1,170 Attached Garage - Unfinished
Remodel	RMA -
Year/Eff Age	1986 / 19



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	369,075	136.69	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025	
Base Cost	94.25	Total Misc Impr	+	16,057	
Roofing Adj	+ 4.85	Garage Cost	+	43,536	
Subfloor Adj	+ -3.19	Total RCN	=	389,182	
Heat/Cool Adj	+ 14.47	Depreciation (22%)	-	85,620	
Plumbing Adj	+ 11.69	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	303,562	
Adj Base Cost	= 122.07	Lot Value	+	52,131	
Total Area	x 2,700	Indicated Value	=	355,693	
Adjusted Cost	= 329,589	Value Per SqFt		131.74	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	303,562		
Lot Value	52,131		
Indicated Value	355,693	131.74	Per SqFt
Agland Value			
Site Improvements			
Total Value	355,693	131.74	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
EPKS	ENCLOSED PORCH - KNEEWALL SCREEN	58432		306	306	31.46		9,627



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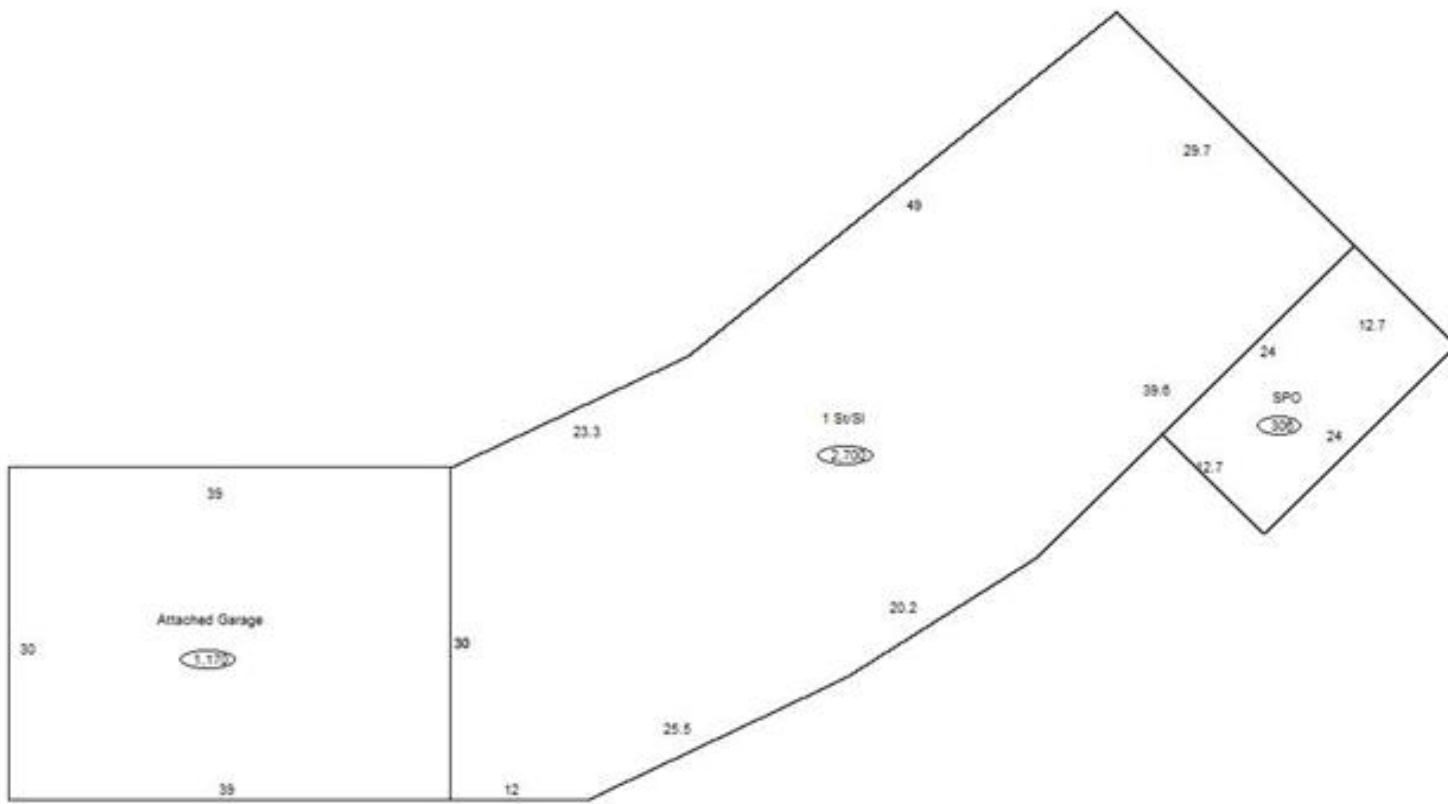
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	2,700	1.000	2,700
2	G	1		13	Attached Garage	1,170	1.000	1,170
3	M	EPKS		13	Screen Porch	306	1.000	306
Total Building Area						2,700		2,700



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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)					
	CP	CARPORT DIRT	0x0x0			
	Qual	Cond	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (3.50 x)					