



# 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																																																																																																																				
<b>Account</b> 660024836 <b>Parcel ID</b> 000000-00-0-00756-004-0008 <b>Cadastral ID</b> 29-21-16-05200 <b>Property Type</b> REAL - Real Property <b>Property Class</b> RRP VI Area 1 <b>Tax Area</b> 21 - CLAREMORE RURAL/VERD FIR <b>Name ID</b> 254620 COOK, JIM W  11352 E SOUTHERN HILLS RD CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 11352 E SOUTHERN HILLS RD <b>Subdivision</b> SOUTH RIDGE ESTATES <b>Lot/Block</b> 0008 / 0004 Parcel Size 1 - Lots <b>Sec/Twn/Rng</b> 29 / 21 / 16 / 5 <b>Neighborhood</b> 1121 - R-V01-SW CLAREMORE <b>School District</b> S001 - CLAREMORE SCHOOLS																																																																																																																									
<b>Legal Description</b> Lot/Long: 36.26990879 -95.62605537																																																																																																																									
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Lot Data	Square-Foot - NBHD 1121 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> 1 <b>Non-Ag Acres</b> 1.0861 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> LAND QUALITY 0 1/2 LOT 0 <b>Method</b> Square-Foot <b>Base Lot Value</b> 47,311.00 x 1.92 = 90,871 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 90,871		 <p>\\tsclient\A\TOMMY DUNLAP\New folder (234)\IMG_0042.JPG 7/24/2023</p>

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	2.5 - Fair
<b>Architecture</b>	
<b>Style</b>	100% Two Story
<b>Exterior Wall</b>	25% Veneer, Masonry 75% Frame, Siding, Wood
<b>Base/Total Area</b>	1,146 / 2,172
<b>Style</b>	100% Two Story
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	1,146
<b>Fixture/RghIn</b>	14 /
<b>Bed/F/H Bath</b>	3 / 2.5 /
<b>Basement Area</b>	
<b>Garage Type</b>	440 Attached Garage - Unfinished
<b>Remodel</b>	
<b>Year/Eff Age</b>	1992 / 26

Cost Approach		Manual : 01/2025	
<b>Base Cost</b>	80.71	<b>Total Misc Impr</b>	+ 12,312
<b>Roofing Adj</b>	+ 2.55	<b>Garage Cost</b>	+ 12,487
<b>Subfloor Adj</b>	+ -0.66	<b>Total RCN</b>	= 246,843
<b>Heat/Cool Adj</b>	+ 11.47	<b>Depreciation ( 35%)</b>	- 86,395
<b>Plumbing Adj</b>	+ 8.16	<b>Lump Sums</b>	+ 0
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 160,448
<b>Adj Base Cost</b>	= 102.23	<b>Lot Value</b>	+ 90,871
<b>Total Area</b>	x 2,172	<b>Indicated Value</b>	= 251,319
<b>Adjusted Cost</b>	= 222,044	<b>Value Per SqFt</b>	115.71

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>	211,819	97.52	Per SqFt

Direct Comparables	
<b>Selection Model</b>	A Adam Test
<b>Adjustment Model</b>	1 2022 Residential
<b>Comparables</b>	2
<b>Indicated Value</b>	237,920 Per SqFt

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	160,448		
<b>Lot Value</b>	90,871		
<b>Indicated Value</b>	251,319	115.71	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>	270		
<b>Total Value</b>	251,589	115.83	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	5,095.98		5,096
PATO	SLAB PORCH - OPEN	60933	14x6		84	10.86		912
PATO	SLAB PORCH - OPEN	60934	14x13		182	10.14		1,845
PRCH	SLAB PORCH - COVERED	60935	17x6		102	23.95		2,443
PRCH	SLAB PORCH - COVERED	60936	14x6		84	24.00		2,016



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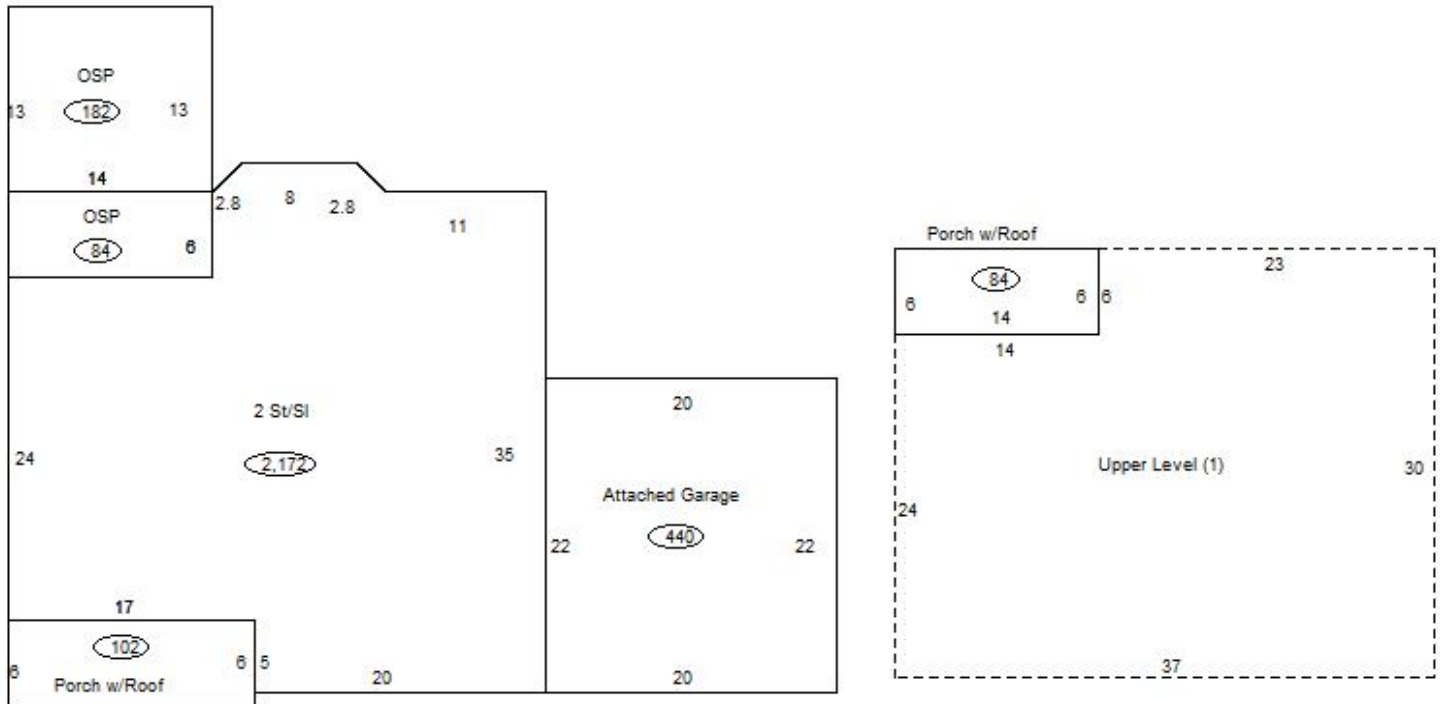
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### Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	2	Slab	13	2 St/Sl	1,146	1.895	2,172
2	G	1		13	Attached Garage	440	1.000	440
3	M	PATO		13	Open Slab	84	1.000	84
4	M	PATO		13	Open Slab	182	1.000	182
5	M	PRCH		13	SLBC	102	1.000	102
6	M	PRCH		13	SLBC	84	1.000	84
7	U	^UL		13	Upper Level (1)	1,026	1.000	1,026
<b>Total Building Area</b>						1,146		2,172



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	0x0x0			192
	Qual	2	Cond 3	Year	Eff Age	
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (70% Phys/ % Func)</b>		<b>RCNLD</b>
Base Cost (4.68 x 192)		899		899	629	270