



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 660027429 Parcel ID 000000-00-0-00540-003-0009 Cadastral ID 31-22-16-02200 Property Type REAL - Real Property Property Class RRP VI Area 1 Tax Area 10 - OOLOGAH RURAL/NW FIRE Name ID 308997 JONES, VANESSA & CHRISTOPHER W 10212 E NORTHSHIRE CLAREMORE OK 74017-0000 Parcel Location Situs 10212 E NORTHSHIRE Subdivision NORTHAVEN Lot/Block 0009 / 0003 Parcel Size 1.094 - Lots Sec/Twn/Rng 31 / 22 / 16 / 5 Neighborhood 1114 - R-V01,4-NW OOLOGAH School District S004 - OOLOGAH SCHOOLS																																																																																																																									
Legal Description Lot/Long: 36.34216087 -95.64648736																																																																																																																									
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Lot Data	Square-Foot - NBHD 1114 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	1.2258	
Topography		
Street Access		
Utilities		
Amenities	LAND VALUE	
	0	
	0	
Method	Square-Foot	
Base Lot Value	53,397.00 x 1.38 = 73,631	
Factor Value		
Adjustments	1.0000	
Lot Value	73,631	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	60% Veneer, Masonry 40% Frame, Siding, Wood
Base/Total Area	1,240 / 1,240
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,240
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	480 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1984 / 32

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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	172,885	139.42	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	3
Indicated Value	200,300 Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	115,032		
Lot Value	73,631		
Indicated Value	188,663	152.15	Per SqFt
Agland Value			
Site Improvements	23,305		
Total Value	211,968	170.94	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	107.99	Total Misc Impr	+	18,517			
Roofing Adj	+ 4.71	Garage Cost	+	13,282			
Subfloor Adj	+ -1.22	Total RCN	=	198,331			
Heat/Cool Adj	+ 11.47	Depreciation (42%)	-	83,299			
Plumbing Adj	+ 11.35	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	115,032			
Adj Base Cost	= 134.30	Lot Value	+	73,631			
Total Area	x 1,240	Indicated Value	=	188,663			
Adjusted Cost	= 166,532	Value Per SqFt		152.15			

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
SHLT	STORM SHELTER	0		1	2016	0.00		
PRCH	SLAB PORCH - COVERED	66423	10x8		80	24.02		1,922
SUN	Sunroom	66424	18x16		288	20.00		5,760
PATO	SLAB PORCH - OPEN	66425	336		336	8.30		2,789
GF	GAZEBO FAIR			1	1	2,950.00		2,950



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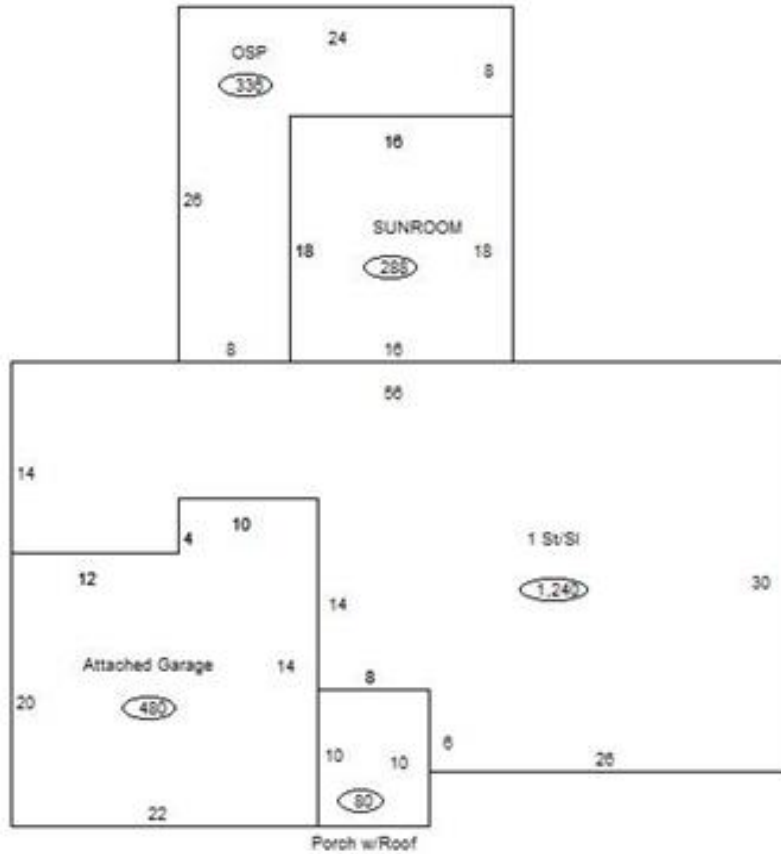
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Sketch Image

660027429



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,240	1.000	1,240
2	G	1		13	Attached Garage	480	1.000	480
3	M	PRCH		13	SLBC	80	1.000	80
4	M	EPSW		13	EPSW	288	1.000	288
5	M	PATO		13	Open Slab	336	1.000	336
Total Building Area						1,240		1,240



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	UTIL	SHOP BUILDING	0x0x0			864	
	Qual	2	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (10% Phys/ % Func)	RCNLD	
	Base Cost (29.97 x 864)		25,894		25,894	2,589	23,305
	STF	STG FAIR	0x0x0				
	Qual	2	Cond	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD	
	Base Cost (4.68 x)						