



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 07:40:31
 Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660028107 Parcel ID 000000-00-0-70010-017-0004 Cadastral ID 32-23-17-06980 Property Type REAL - Real Property Property Class URP VI Area 2 Tax Area 33 - FOYIL OT/FOYIL FIRE Name ID 329302 BOEN, JONATHAN W & JOANNA N 12330 S POPLAR ST CLAREMORE OK 74017-0000 Parcel Location Situs 12330 S POPLAR ST Subdivision FOYIL O T Lot/Block 0004 / 0017 Parcel Size 3.75 - Lots Sec/Twn/Rng 32 / 23 / 17 / 5 Neighborhood 1207 - R-V02-NE FOYIL School District S007 - FOYIL SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.43304667 -95.52180678																																																																																																																									
PART LOTS 1-2-3-4 BLK 17 LESS HIGHWAY FOYIL O T					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																																																																																																											
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Time 07:40:31
Page 2

Lot Data		Square-Foot - NBHD 1207 #1		Primary Image				
Lot Size								
Lot Count								
Units Buildable								
Non-Ag Acres	0							
Topography	1							
Street Access								
Utilities								
Amenities	LAND QUALITY							
Method	Square-Foot							
Base Lot Value	4,047.00 x .45 = 1,821							
Factor Value								
Adjustments	2.7776							
Lot Value	5,058							
Residential Data				<p>\\tsclient\C\Users\Randy Necessary\Pictures\2020-12-07\IMG_009! 12/15/2020</p>				
Type	1 Single Family Residence			GRM Approach				
Condition	2 - Fair			GRM Code				
Quality	1 - Low			Gross Rent 0.00				
Architecture	TRAD TRADITIONAL			Indicated Value				
Style	100% One Story			Multiple Regression				
Exterior Wall	100% Frame, Plywood or Hardboard			MRA Code 1 Test				
Base/Total Area	1,440 / 1,440			Adusted R 0.8445				
Style	100% One Story			Indicated Value 77,627 53.91 Per SqFt				
HVAC	100% Forced Air Furnace			Direct Comparables				
Roof Cover	4 Metal, Preformed			Selection Model A Adam Test				
Area on Slab	0			Adjustment Model 1 2022 Residential				
Fixture/RghIn	11 /			Comparables				
Bed/F/H Bath	3 / 2.0 /			Indicated Value				
Basement Area				Value Reconciliation				
Garage Type				Selected Approach Cost Approach				
Remodel				Improvements 79,958				
Year/Eff Age	1990 / 36			Lot Value 5,058				
Cost Approach		Manual : 01/2025		Indicated Value 85,016 59.04 Per SqFt				
Base Cost	71.91	Total Misc Impr	+ 0	Agland Value				
Roofing Adj	+ 4.14	Garage Cost	+ 0	Site Improvements 5,486				
Subfloor Adj	+ 2.26	Total RCN	= 131,040	Total Value 90,502 62.85 Total Value Per SqFt				
Heat/Cool Adj	+ 4.61	Depreciation (47%)	- 61,589					
Plumbing Adj	+ 8.08	Lump Sums	+ 10,507					
Basement Adj	+ 0.00	RCNLD	= 79,958					
Adj Base Cost	= 91.00	Lot Value	+ 5,058					
Total Area	x 1,440	Indicated Value	= 85,016					
Adjusted Cost	= 131,040	Value Per SqFt	59.04					
Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
WODC	WOOD DECK - COVERED	144091	60x10		600	23.61	30%	9,916
WODO	Wood Deck - Open	169762	6x4		24	24.61		591



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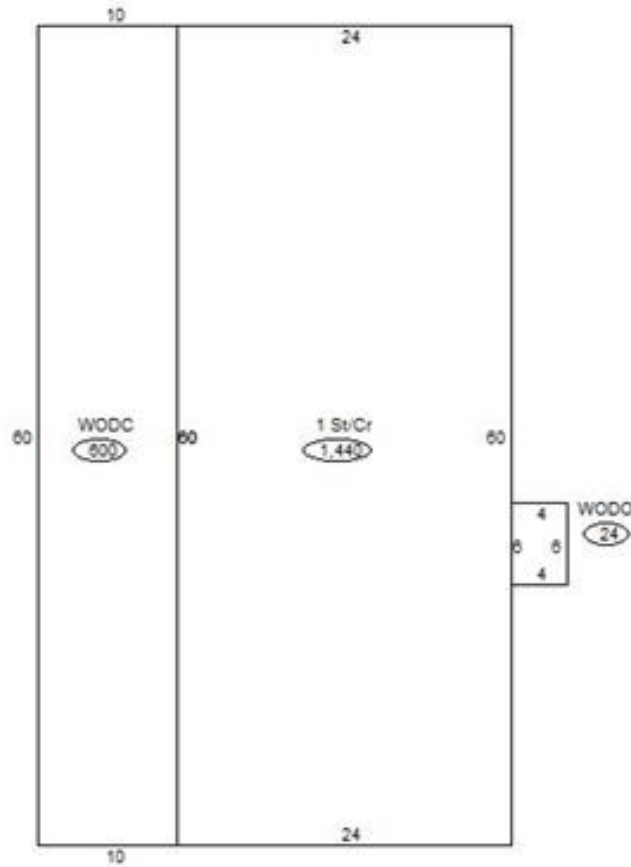
Date 04/18/2026

Time 07:40:31

Page 3

Sketch Image

660028107



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	1,440	1.000	1,440
2	M	WODC		13	WODC	600	1.000	600
3	M	WODO		13	WODO	24	1.000	24
Total Building Area						1,440		1,440



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Page 4

660028107

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	12x24x8	Plank	Formed Metal	288
	Qual	3	Cond 3	Year 2022	Eff Age 3	
		Valuation Summary	Modifier Total	RCN	Depr (14% Phys/ % Func)	RCNLD
		Base Cost (22.15 x 288)	6,379		6,379	893
						5,486