



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Time 01:03:25  
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Assessment Data					Primary Image									
Account	660031992													
Parcel ID	22N16E-36-1-00000-000-0000													
Cadastral ID	36-22-16-01200													
Property Type	REAL - Real Property													
Property Class	RR	VI Area 1												
Tax Area	9 - SEQUOYAH/ NO FIRE													
Name ID	326054													
JONES-BROTHERS, ANDREW D														
18005 S 4185 RD CLAREMORE OK 74017-0000														
Parcel Location														
Situs	18005 S 4185 RD													
Subdivision														
Lot/Block	/	Parcel Size	14.33 - Acres											
Sec/Twn/Rng	36 / 22 / 16 / 1													
Neighborhood	2216 - UNPLATTED													
School District	S006 - SEQUOYAH SCHOOLS													
Legal Description Lat/Long: 36.34996208 -95.54923196														
N2 NW NE LESS 5.67 AC TO CLAREMORE CITY														
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 colspan="5"> </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										
/	MOROSE, DAHL C & MYRNA JUNE	10/24/2018	356,000	YES										
Parcel Valuation														
Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	88.320	Current Tax						
Remove Cap	2019	Land Value	157,420	118,180	11%	13,000	Assessed	42,085	3,716.95					
Year Frozen	2015	Improvements	284,156	264,409		29,085	Penalty	0						
Uncapped Value	0	Mobile Home	0	0		0	Exemption	1,000	-88.00					
TIF Project ID	0	Total Value	441,576	382,589		42,085	Total Taxable	41,085	3,629.00					
Assessment History														
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax							
2025	2025-660031992	JONES-BROTHERS, ANDREW D	9	429,569	1000	39,858	3,520.00							
2024	2024-660031992	JONES-BROTHERS, ANDREW D	9	433,636	1000	38,669	3,430.00							
2023	2023-660031992	JONES-BROTHERS, ANDREW D	9	350,125	0	38,514	3,496.00							
2022	2022-660031992	JONES-BROTHERS, ANDREW D	9	350,255	0	38,528	3,536.00							
2021	2021-660031992	JONES-BROTHERS, ANDREW D	9	357,301	0	39,303	3,466.00							
2020	2020-660031992	JONES-BROTHERS, ANDREW D	9	354,198	0	37,650	3,428.00							
2019	2019-660031992	JONES-BROTHERS, ANDREW D	9	325,974	0	35,857	3,211.00							
2018	2018-660031992	MOROSE, DAHL C & MYRNA JUNE	9	254,113	1000	14,377	1,303.00							
2017	2017-660031992	MOROSE, DAHL C & MYRNA JUNE	9	252,191	1000	14,377	1,283.00							
2016	2016-660031992	MOROSE, DAHL C & MYRNA JUNE	9	247,073	1000	14,376	1,277.00							
2015	2015-660031992	MOROSE, DAHL C & MYRNA JUNE	9	242,611	1000	14,377	1,308.00							
2014	2014-660031992	MOROSE, DAHL C & MYRNA JUNE	9	245,356	1000	13,929	1,285.00							
2013	2013-660031992	MOROSE, DAHL C & MYRNA JUNE	9	237,478	1000	13,494	1,224.00							



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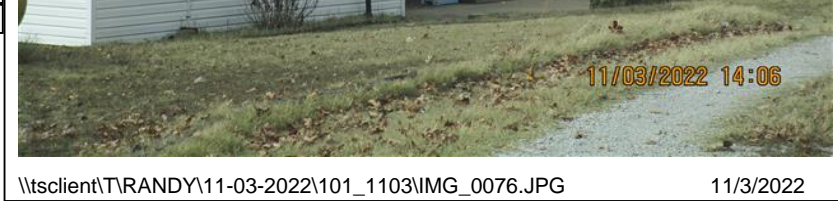
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Lot Data	Square-Foot - NBHD 2216 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	14.0693	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	612,859.00 x .26 = 157,420	
Factor Value		
Adjustments	1.0000	
Lot Value	157,420	

Residential Data	
Type	1 Single Family Residence
Condition	4 - Good
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Frame, Siding, Vinyl
Base/Total Area	2,008 / 2,008
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1959 / 40



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	166,632	82.98	Per SqFt

Direct Comparables	
Selection Model	1 Res
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025			
Base Cost	96.17	Total Misc Impr	+	11,021			
Roofing Adj	+ 4.59	Garage Cost	+				
Subfloor Adj	+ 0.00	Total RCN	=	250,234			
Heat/Cool Adj	+ 12.64	Depreciation ( 46%)	-	115,108			
Plumbing Adj	+ 5.73	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	135,126			
Adj Base Cost	= 119.13	Lot Value	+	157,420			
Total Area	x 2,008	Indicated Value	=	292,546			
Adjusted Cost	= 239,213	Value Per SqFt		145.69			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	135,126		
Lot Value	157,420		
Indicated Value	292,546	145.69	Per SqFt
Agland Value			
Site Improvements	10,151		
Total Value	302,697	150.75	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	5,615.40		5,615
PATO	SLAB PORCH - OPEN	76516	28x18		504	8.60		4,334
PRCH	SLAB PORCH - COVERED	76517	8x5		40	26.80		1,072
SHLT	STORM SHELTER							



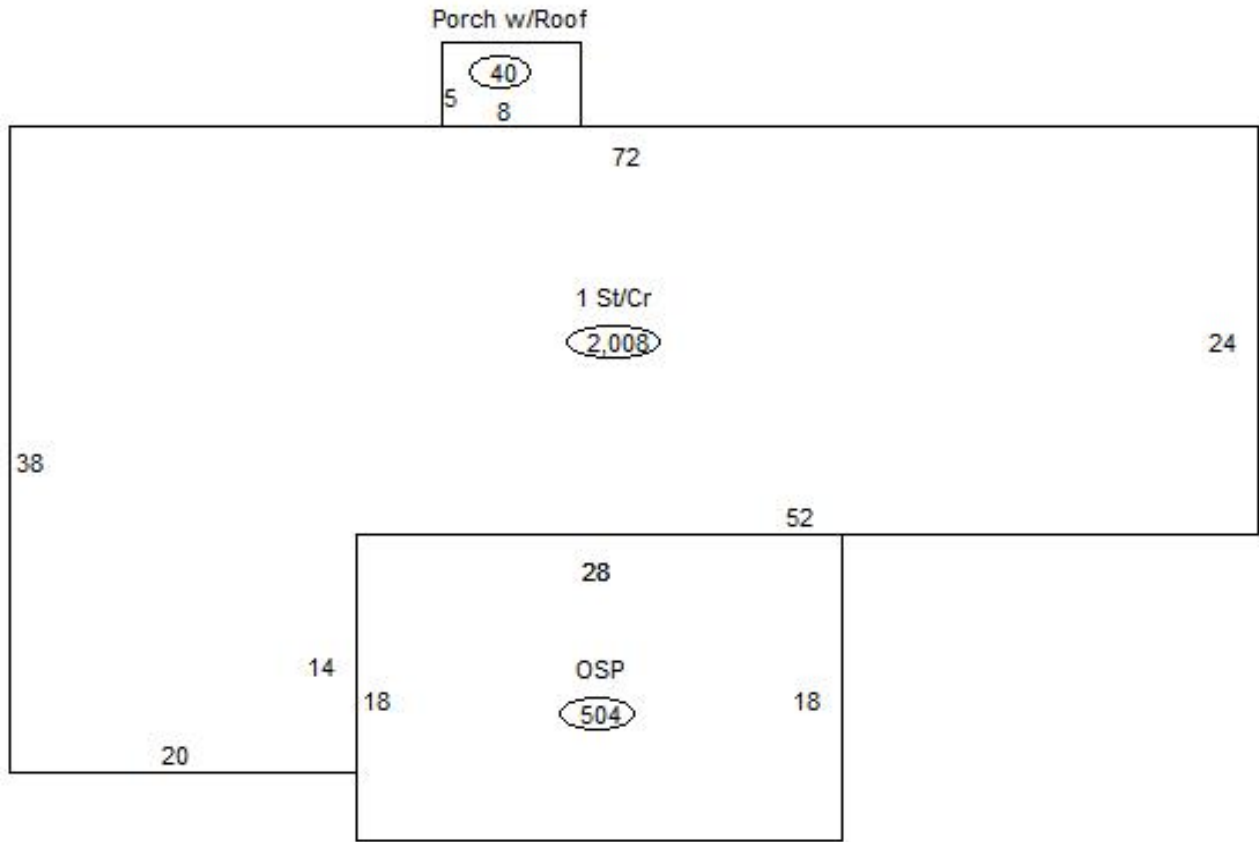
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Sketch Image

660031992



**Sketch Vector Information**

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	2,008	1.000	2,008
2	M	PATO		13	Open Slab	504	1.000	504
3	M	PRCH		13	SLBC	40	1.000	40
<b>Total Building Area</b>						<b>2,008</b>		<b>2,008</b>



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	BARN	BARN	0x0x0			2,088
	Qual	3	Cond 3	Year	Eff Age	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (65% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (9.06 x 2,088)		18,917	18,917	12,296	6,621
	LT	LEAN-TO	0x0x0			360
	Qual	3	Cond 3	Year	Eff Age	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (65% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (2.92 x 360)		1,051	1,051	683	368
	CPS	CARPORT SLAB	0x0x0			576
	Qual	3	Cond 3	Year	Eff Age	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (25% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (7.32 x 576)		4,216	4,216	1,054	3,162
	SHLT	STORM SHELTER	0x0x0			
	Qual		Cond	Year	Eff Age	
	<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (0% Phys/ % Func)</b>	<b>RCNLD</b>
	Base Cost (0.00 x )					



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Lot Data	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres Topography Street Access Utilities Amenities LAND QUALITY  Method Base Lot Value Factor Value Adjustments Lot Value	

Residential Data	
Type	1 Single Family Residence
Condition	4 - Good
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,376 / 1,376
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	396 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1976 / 30



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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	159,696	116.06	Per SqFt

Direct Comparables	
Selection Model	1 Res
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025	
Base Cost	116.53	Total Misc Impr	+	4,229	
Roofing Adj	+ 5.09	Garage Cost	+	13,480	
Subfloor Adj	+ 0.00	Total RCN	=	217,958	
Heat/Cool Adj	+ 12.64	Depreciation ( 37%)	-	80,644	
Plumbing Adj	+ 11.27	Lump Sums	+	1,565	
Basement Adj	+ 0.00	RCNLD	=	138,879	
Adj Base Cost	= 145.53	Lot Value	+		
Total Area	x 1,376	Indicated Value	=	138,879	
Adjusted Cost	= 200,249	Value Per SqFt		100.93	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	138,879		
Lot Value			
Indicated Value	138,879	100.93	Per SqFt
Agland Value			
Site Improvements			
Total Value	138,879	100.93	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	76519	20x8		160	26.43		4,229
WODO	WOOD DECK - OPEN	76521	12x10		120	26.09	50%	1,565



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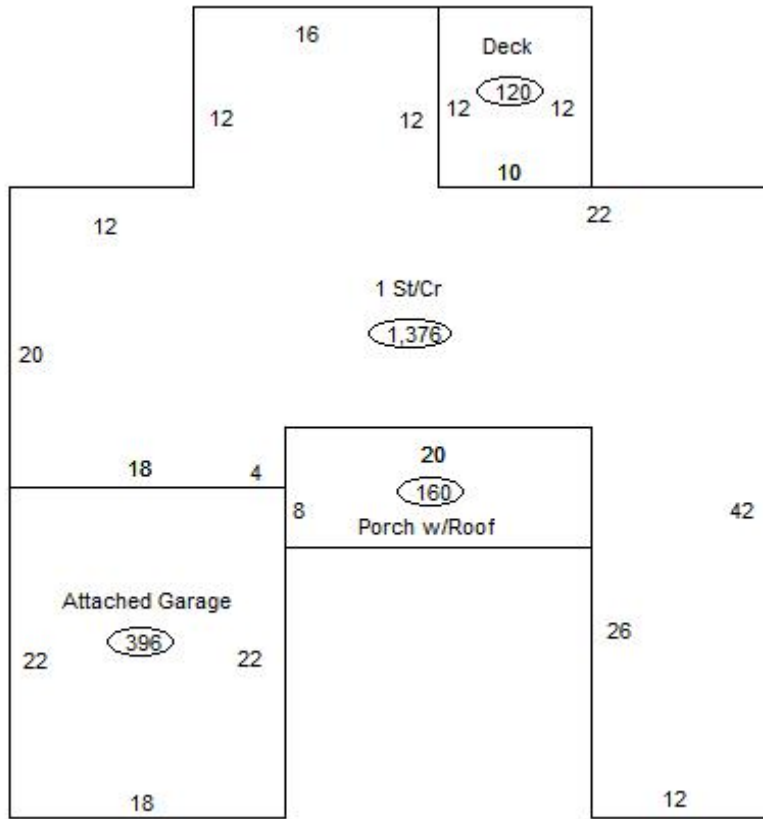
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Sketch Image

660031992



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	G	1		13	Attached Garage	396	1.000	396
2	M	PRCH		13	SLBC	160	1.000	160
3	R	1	Crawl	13	1 St/Cr	1,376	1.000	1,376
4	M	WODO		13	WODO	120	1.000	120
<b>Total Building Area</b>						<b>1,376</b>		<b>1,376</b>