



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image																																																	
Account 660068677 Parcel ID 000000-00-0-10201-003-0001 Cadastral ID 20-21-16-05710 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 305926 JOCHIMS, RYAN 1498 FOX RUN DR CLAREMORE OK 74019-0000 Parcel Location Situs 01498 FOX RUN DR Subdivision HUNTERS TRAIL II Lot/Block 0001 / 0003 Parcel Size 1 - Lots Sec/Twn/Rng 20 / 21 / 16 / 5 Neighborhood 1166 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS					<p>\\tsclient\Y\TOM\35.jpg 10/13/2023</p>																																																	
Legal Description Lat/Long: 36.28223878 -95.62728922																																																						
LOT 1 BLOCK 3 HUNTER'S TRAIL II					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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Exemptions					Sale History																																																	
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code																																													
					2209/498	WOODRUFF HOMES LLC	10/05/2011	125,000	YES																																													
					2091/568	KNAPP, BRETT D PROPERTIES-LLC	03/12/2010	21,500	YES																																													
					1842/896	BASLER, J D & ASSOCIATES-INC	02/01/2007	351,000	YES																																													
Parcel Valuation					<table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>92.430</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>0</td> <td>Land Value 49,043</td> <td>26,287</td> <td>11%</td> <td>2,892</td> <td>Assessed</td> <td>21,162</td> <td>1,956.00</td> </tr> <tr> <td>Year Frozen</td> <td>0</td> <td>Improvements 178,066</td> <td>166,088</td> <td> </td> <td>18,270</td> <td>Penalty</td> <td>0</td> <td> </td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home 0</td> <td>0</td> <td> </td> <td>0</td> <td>Exemption</td> <td>0</td> <td>0.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value 227,109</td> <td>192,375</td> <td> </td> <td>21,162</td> <td>Total Taxable</td> <td>21,162</td> <td>1,956.00</td> </tr> </tbody> </table>					Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax	Remove Cap	0	Land Value 49,043	26,287	11%	2,892	Assessed	21,162	1,956.00	Year Frozen	0	Improvements 178,066	166,088		18,270	Penalty	0		Uncapped Value	0	Mobile Home 0	0		0	Exemption	0	0.00	TIF Project ID	0	Total Value 227,109	192,375		21,162	Total Taxable	21,162	1,956.00
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Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																															
2025	2025-660068677	JOCHIMS, RYAN	17	221,893	0	20,154	1,863.00																																															
2024	2024-660068677	JOCHIMS, RYAN	17	237,376	0	19,194	1,774.00																																															
2023	2023-660068677	JOCHIMS, RYAN	17	175,009	0	18,280	1,674.00																																															
2022	2022-660068677	JOCHIMS, RYAN	17	175,005	0	17,410	1,612.00																																															
2021	2021-660068677	JOCHIMS, RYAN	17	150,733	0	16,581	1,464.00																																															
2020	2020-660068677	JOCHIMS, RYAN	17	149,621	0	16,418	1,503.00																																															
2019	2019-660068677	JOCHIMS, RYAN	17	142,149	0	15,636	1,448.00																																															
2018	2018-660068677	JOCHIMS, RYAN	17	145,858	0	16,044	1,482.00																																															
2017	2017-660068677	JOCHIMS, RYAN	17	144,629	0	15,909	1,461.00																																															
2016	2016-660068677	JOCHIMS, RYAN	17	140,950	0	15,505	1,455.00																																															
2015	2015-660068677	JOCHIMS, RYAN	17	136,527	0	15,018	1,354.00																																															
2014	2014-660068677	JOCHIMS, RYAN	17	138,863	0	15,070	1,397.00																																															
2013	2013-660068677	JOCHIMS, RYAN	17	130,479	0	14,353	1,313.00																																															




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Lot Data	Square-Foot - NBHD 1166 #1	Primary Image
Lot Size Lot Count Units Buildable 700 Non-Ag Acres 0.2455 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 10,693.00 x 4.59 = 49,043 Factor Value Adjustments 1.0000 Lot Value 49,043		 <p>\\tsclient\Y\TOM\35.jpg 10/13/2023</p>

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,418 / 1,418
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,418
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	400 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2010 / 12



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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	185,299	130.68	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	5
Indicated Value	168,320 Per SqFt

Cost Approach				Manual : 01/2025	
Base Cost	108.48	Total Misc Impr	+	6,376	
Roofing Adj	+ 4.59	Garage Cost	+	11,700	
Subfloor Adj	+ -1.20	Total RCN	=	207,053	
Heat/Cool Adj	+ 11.47	Depreciation (14%)	-	28,987	
Plumbing Adj	+ 9.93	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	178,066	
Adj Base Cost	= 133.27	Lot Value	+	49,043	
Total Area	x 1,418	Indicated Value	=	227,109	
Adjusted Cost	= 188,977	Value Per SqFt		160.16	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	178,066		
Lot Value	49,043		
Indicated Value	227,109	160.16	Per SqFt
Agland Value			
Site Improvements			
Total Value	227,109	160.16	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	83427	22x10		220	23.50		5,170
PRCH	SLAB PORCH - COVERED	83428	10x5		50	24.11		1,206



Rogers

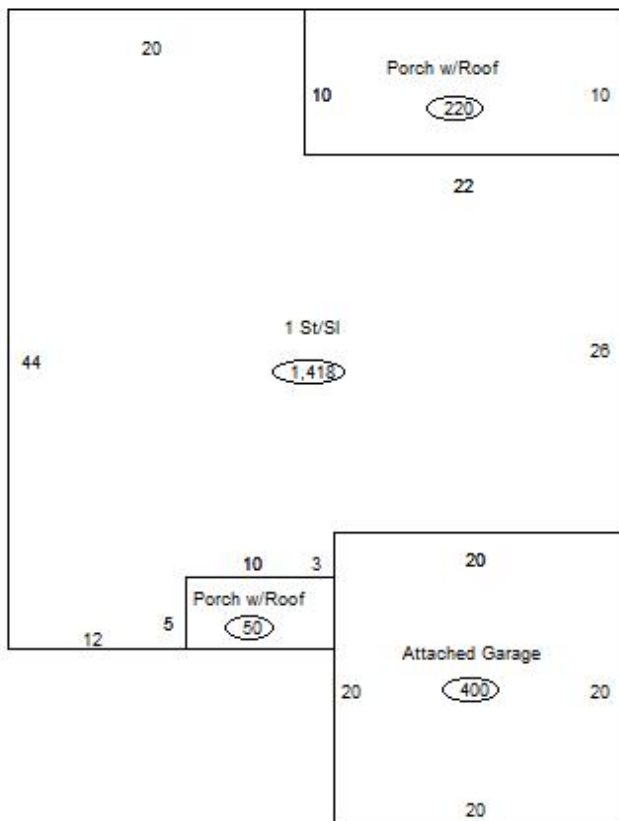
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Sketch Image

660068677



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,418	1.000	1,418
2	G	1		13	Attached Garage	400	1.000	400
3	M	PRCH		13	SLBC	220	1.000	220
4	M	PRCH		13	SLBC	50	1.000	50
Total Building Area						1,418		1,418

