



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 660091340 Parcel ID 000000-00-0-00151-003-0018 Cadastral ID 31-22-16-02780 Property Type REAL - Real Property Property Class RRP VI Area 1 Tax Area 10 - OOLOGAH RURAL/NW FIRE Name ID 334318 KERNS, CINDEE TRUST 18259 CLEAR CREEK CT CLAREMORE OK 74017-0000 Parcel Location Situs 18259 S CLEAR CREEK CT Subdivision CEDAR SPRINGS Lot/Block 0018 / 0003 Parcel Size 1 - Lots Sec/Twn/Rng 31 / 22 / 16 / 5 Neighborhood 1114 - R-V01,4-NW OOLOGAH School District S004 - OOLOGAH SCHOOLS																																																	
Legal Description Lot/Long: 36.34708114 -95.64574526																																																	
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>R22 99</td> <td>R23 NEW POOL</td> <td>12/2022</td> <td>07/2023</td> <td>85,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R22 99	R23 NEW POOL	12/2022	07/2023	85,000																														
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Parcel Valuation																																																	
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	108.182	Current Tax																																								
Remove Cap	2022	Land Value	56,918	44,899	11%	4,939	Assessed	37,950	4,105.49																																								
Year Frozen	2023	Improvements	380,435	300,101		33,011	Penalty	0																																									
Uncapped Value	0	Mobile Home	0	0		0	Exemption	2,000	-188.00																																								
TIF Project ID	0	Total Value	437,353	345,000		37,950	Total Taxable	35,950	3,917.00																																								
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Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																								
2025	2025-660091340	KERNS, CINDEE			10	429,134	2000	35,950	3,917.00																																								
2024	2024-660091340	KERNS, CINDEE			10	452,335	2000	35,950	3,793.00																																								
2023	2023-660091340	KERNS, CINDEE			10	315,000	2000	32,650	3,423.00																																								
2022	2022-660091340	MCDANEL, CINDEE			10	315,753	1000	33,733	3,505.00																																								
2021	2021-660091340	MCDANEL, CINDEE			10	295,690	0	32,526	3,390.00																																								
2020	2020-660091340	STOUT, F ALLEN & TIA K			10	293,518	0	32,195	3,405.00																																								
2019	2019-660091340	STOUT, F ALLEN & TIA K			10	278,749	0	30,662	3,182.00																																								
2018	2018-660091340	STOUT, F ALLEN & TIA K			10	333,187	0	36,651	3,935.00																																								
2017	2017-660091340	STOUT, F ALLEN & TIA K			10	330,347	0	36,338	4,132.00																																								
2016	2016-660091340	STOUT, F ALLEN & TIA K			10	321,656	0	35,382	3,663.00																																								
2015	2015-660091340	WILSON, RODNEY SCOTT			10	311,474	1000	33,262	3,272.00																																								
2014	2014-660091340	WILSON, RODNEY SCOTT			10	316,727	1000	32,471	3,189.00																																								
2013	2013-660091340	WILSON, RODNEY SCOTT			10	298,373	1000	31,496	2,991.00																																								



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Lot Data		Square-Foot - NBHD 1114 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	0.8167		
Topography			
Street Access			
Utilities			
Amenities	LAND VALUE	0	0
Method	Square-Foot		
Base Lot Value	35,574.00 x 1.60 = 56,918		
Factor Value			
Adjustments	1.0000		
Lot Value	56,918		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,977 / 2,994
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,977
Fixture/RghIn	16 /
Bed/F/H Bath	4 / 3.5 /
Basement Area	
Garage Type	684 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2008 / 14

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	406,205 135.67 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	1
Indicated Value	324,460 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	351,935
Lot Value	56,918
Indicated Value	408,853 136.56 Per SqFt
Agland Value	
Site Improvements	28,500
Total Value	437,353 146.08 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	97.22	Total Misc Impr	+ 19,836
Roofing Adj	+ 3.56	Garage Cost	+ 25,650
Subfloor Adj	+ -2.26	Total RCN	= 409,227
Heat/Cool Adj	+ 14.47	Depreciation (14%)	- 57,292
Plumbing Adj	+ 8.50	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 351,935
Adj Base Cost	= 121.49	Lot Value	+ 56,918
Total Area	x 2,994	Indicated Value	= 408,853
Adjusted Cost	= 363,741	Value Per SqFt	136.56

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	6,429.63		6,430
PRCH	SLAB PORCH - COVERED	110833	23x12		276	28.55		7,880
PRCH	SLAB PORCH - COVERED	110834	150		150	29.00		4,350
PRCH	SLAB PORCH - COVERED	110835	8x5		40	29.40		1,176



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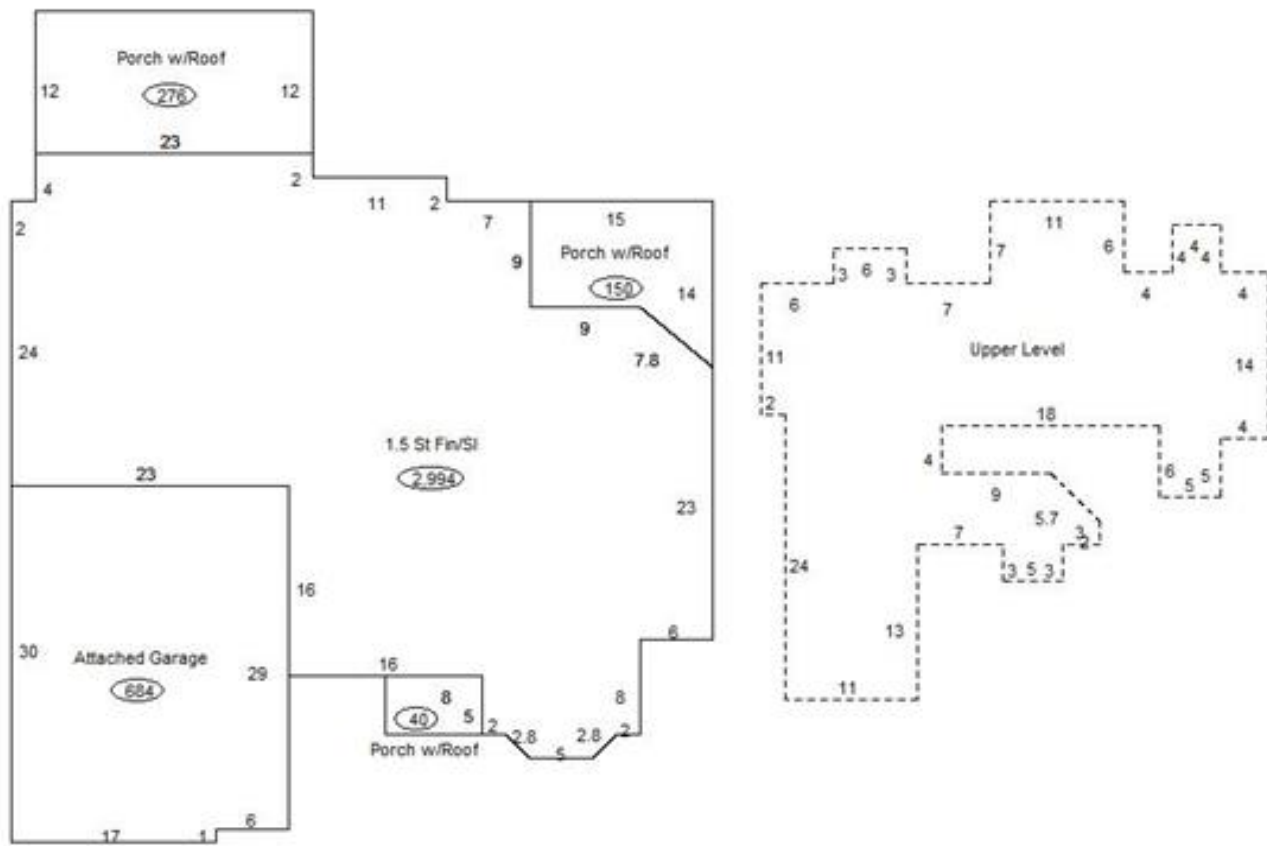
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/SI	1,977	1.514	2,994
2	U	^UL	Overhang	13	Upper Level	1,017	1.000	1,017
3	G	1		13	Attached Garage	684	1.000	684
4	M	PRCH		13	SLBC	276	1.000	276
5	M	PRCH		13	SLBC	150	1.000	150
6	M	PRCH		13	SLBC	40	1.000	40
Total Building Area						1,977		2,994



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SG	SWIM-GUNITE	0x0x0			1
	Qual	6	Cond 6	Year 2023	Eff Age 1	
		Valuation Summary	Modifier Total	RCN	Depr (5% Phys/ % Func)	RCNLD
		Base Cost (30,000.00 x 1)	30,000	30,000	1,500	28,500