



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 660093251 Parcel ID 22N16E-31-4-00000-000-0000 Cadastral ID 31-22-16-00640 Property Type REAL - Real Property Property Class RA VI Area 1 Tax Area 10 - OOLOGAH RURAL/NW FIRE Name ID 337239 JENNINGS, ERIN M & CORY N 18502 S HWY 88 CLAREMORE OK 74017-0000 Parcel Location Situs 18502 S HWY 88 Subdivision Lot/Block / Parcel Size 14.59 - Acres Sec/Twn/Rng 31 / 22 / 16 / 4 Neighborhood 2116 - UNPLATTED School District S004 - OOLOGAH SCHOOLS					<p style="text-align: right; color: orange;">02-13-2015 01-36</p> <p>\\tsclient\C\Users\TS\Pictures\2015-02-13 02-13-2015\02-13-2015 2/17/2015</p>																																																																																																																				
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Lot Data	Units-Buildable - UNPLATTED (UNITS BUILDABLE)	Primary Image
Lot Size		
Lot Count		
Units Buildable		
Non-Ag Acres	0	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
Method	Units-Buildable	
Base Lot Value		
Factor Value		
Adjustments		
Lot Value		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	
Style	100% One Story
Exterior Wall	100% Veneer, Stone
Base/Total Area	3,872 / 3,872
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	3,872
Fixture/RghIn	17 /
Bed/F/H Bath	4 / 4.0 /
Basement Area	
Garage Type	782 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1977 / 37

\\tsclient\C\Users\TS\Pictures\2015-02-13 02-13-2015\02-13-2015 2/17/2015	
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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression	
MRA Code	
Adjusted R	
Indicated Value	

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	NewTest
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025			
Base Cost	107.20	Total Misc Impr	+	40,906			
Roofing Adj	+ 4.84	Garage Cost	+	29,098			
Subfloor Adj	+ -3.12	Total RCN	=	574,719			
Heat/Cool Adj	+ 14.47	Depreciation (44%)	-	252,876			
Plumbing Adj	+ 6.96	Lump Sums	+	14,250			
Basement Adj	+ 0.00	RCNLD	=	336,093			
Adj Base Cost	= 130.35	Lot Value	+				
Total Area	x 3,872	Indicated Value	=	336,093			
Adjusted Cost	= 504,715	Value Per SqFt		86.80			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	336,093		
Lot Value			
Indicated Value	336,093	86.80	Per SqFt
Agland Value	1,651		
Site Improvements	79,899		
Total Value	417,643	107.86	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	6,429.63		6,430
PRCH	SLAB PORCH - COVERED	112445	28x9		252	28.63		7,215
PRCH	SLAB PORCH - COVERED	112446	38x27		1,026	26.57		27,261
WODO	WOOD DECK - OPEN	112447	1072		1,072	18.99	30%	14,250



Rogers

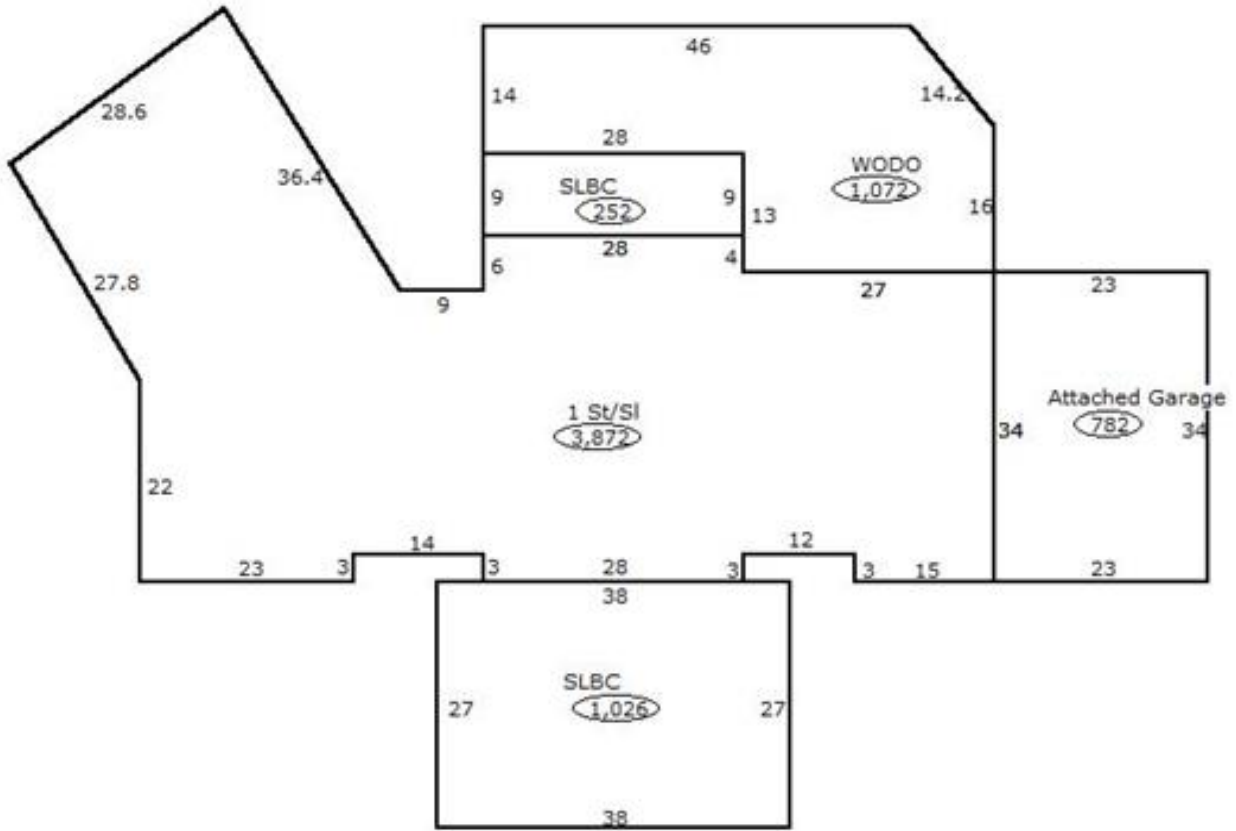
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	20	1 St/SI	3,872	1.000	3,872
2	G	1		20	Attached Garage	782	1.000	782
3	M	PRCH		20	SLBC	252	1.000	252
4	M	PRCH		20	SLBC	1,026	1.000	1,026
5	M	WODO		20	WODO	1,072	1.000	1,072
Total Building Area						3,872		3,872



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	UTIL	Shop Building	40x50x12	Concrete	Formed Metal	2,000
	Qual	3	Cond 3	Year 2024	Eff Age 2	
	Valuation Summary		Modifier Total	RCN	Depr (3% Phys/ % Func)	RCNLD
		Base Cost (27.69 x 2,000)	55,380	55,380	1,661	53,719
	TNCT	TENNIS COURT	0x0x0			1
	Qual	3	Cond 3	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (65% Phys/ % Func)	RCNLD
		Base Cost (49,800.00 x 1)	49,800	49,800	32,370	17,430
	SV	SWIM VINYL				1
	Qual	3	Cond 3	Year	Eff Age	
	Valuation Summary		Modifier Total	RCN	Depr (65% Phys/ % Func)	RCNLD
		Base Cost (25,000.00 x 1)	25,000	25,000	16,250	8,750



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Agland Inventory

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Soi	Description	Land Use	LPI	Adj Type	Adj Code	Acres	Use/Acre	Mkt/Acre	Use Value	Market Value
CO	COLLINSVILLE STONY LOAM	NTV PST	22			4.590	53	53	242	242
DBC	DENNIS-BATES COMPLEX 2-5%	NTV PST	60			6.000	144	144	864	864
DBC	DENNIS-BATES COMPLEX 2-5%	NTV PST	60			3.000	144	144	432	432
VF	VERDIGRIS SOILS FREQUENTL	NTV PST	47			1.000	113	113	113	113
NTV PST Totals						14.590			1,651	1,651
Total Agland						14.590			1,651	1,651