



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 08:44:20
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Assessment Data					Primary Image																																																																																																												
Account 660096279 Parcel ID 21N16E-30-2-00028-001-0001 Cadastral ID 30-21-16-11390 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 85 - CLRM SD-VERD TOWN/FIRE Name ID 338178 FORST, MARY LEE 23010 S JEWELL DR CLAREMORE OK 74019-0000 Parcel Location Situs 23010 S JEWELL DR Subdivision KING RIDGE Lot/Block 0001 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 30 / 21 / 16 / 5 Neighborhood 1166 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS																																																																																																																	
Legal Description Lat/Long: 36.27813318 -95.64730122 KING RIDGE BLOCK 1 LOT 1																																																																																																																	
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Lot Data	Square-Foot - NBHD 1166 #1	Primary Image
Lot Size	0 0	
Lot Count	1	
Units Buildable		
Non-Ag Acres		
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY 0	
	0	
Method	Square-Foot	
Base Lot Value	10,085.00 x 4.84 = 48,830	
Factor Value		
Adjustments	1.0000	
Lot Value	48,830	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	
Style	100% One Story
Exterior Wall	60% Veneer, Masonry 40% Frame, Siding, Vinyl
Base/Total Area	1,353 / 1,353
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,353
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	380 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2015 / 8



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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	188,325	139.19	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	1
Indicated Value	165,000 Per SqFt

Cost Approach				Manual : 01/2025	
Base Cost	105.54	Total Misc Impr	+	2,836	
Roofing Adj	+ 4.63	Garage Cost	+	11,256	
Subfloor Adj	+ -1.22	Total RCN	=	191,105	
Heat/Cool Adj	+ 11.47	Depreciation (9%)	-	17,199	
Plumbing Adj	+ 10.41	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	173,906	
Adj Base Cost	= 130.83	Lot Value	+	48,830	
Total Area	x 1,353	Indicated Value	=	222,736	
Adjusted Cost	= 177,013	Value Per SqFt		164.62	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	173,906		
Lot Value	48,830		
Indicated Value	222,736	164.62	Per SqFt
Agland Value			
Site Improvements			
Total Value	222,736	164.62	Total Value Per SqFt

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
PRCH	SLAB PORCH - COVERED	124768	6x5		30	24.17	725
PRCH	SLAB PORCH - COVERED	124769	11x8		88	23.99	2,111



Rogers

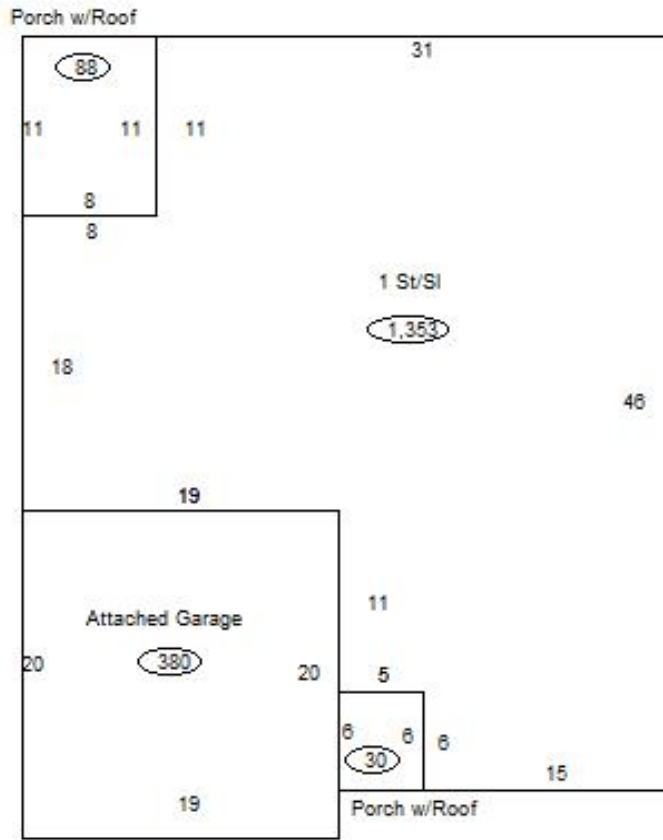
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Sketch Image

660096279



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,353	1.000	1,353
2	G	1		13	Attached Garage	380	1.000	380
3	M	PRCH		13	SLBC	30	1.000	30
4	M	PRCH		13	SLBC	88	1.000	88
Total Building Area						1,353		1,353