



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 08:45:37
Page 1

Assessment Data					Primary Image																																																																																																												
Account 660096320 Parcel ID 21N16E-30-2-10550-005-0001 Cadastral ID 30-21-16-11800 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 85 - CLRM SD-VERD TOWN/FIRE Name ID 323627 EVANS, CATHERINE D 2316 S 102ND E AVE TULSA OK 74129-0000 Parcel Location Situs 23104 S JEWELL DR Subdivision KING RIDGE Lot/Block 0001 / 0005 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: 36.27690483 -95.64748097																																																																																																																	
KING RIDGE BLOCK 5 LOT 1					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>R14-19</td> <td>R15-NEW 2008 SQ FT SFR</td> <td>04/2014</td> <td>10/2014</td> <td>90,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R14-19	R15-NEW 2008 SQ FT SFR	04/2014	10/2014	90,000																																																																																														
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Lot Data		Square-Foot - NBHD 1166 #1	
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	9,644.00 x 4.99 = 48,088		
Factor Value			
Adjustments	1.0000		
Lot Value	48,088		



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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	1,423 / 1,423
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,423
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	400 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2014 / 9

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	192,508	135.28	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	8		
Indicated Value	188,290		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	101.98	Total Misc Impr	+	3,008			
Roofing Adj	+ 4.48	Garage Cost	+	11,700			
Subfloor Adj	+ -1.20	Total RCN	=	194,888			
Heat/Cool Adj	+ 11.47	Depreciation (10%)	-	19,489			
Plumbing Adj	+ 9.89	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	175,399			
Adj Base Cost	= 126.62	Lot Value	+	48,088			
Total Area	x 1,423	Indicated Value	=	223,487			
Adjusted Cost	= 180,180	Value Per SqFt		157.05			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	175,399		
Lot Value	48,088		
Indicated Value	223,487	157.05	Per SqFt
Agland Value			
Site Improvements			
Total Value	223,487	157.05	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	121066	15x3		45	24.13		1,086
PRCH	SLAB PORCH - COVERED	121067	10x8		80	24.02		1,922



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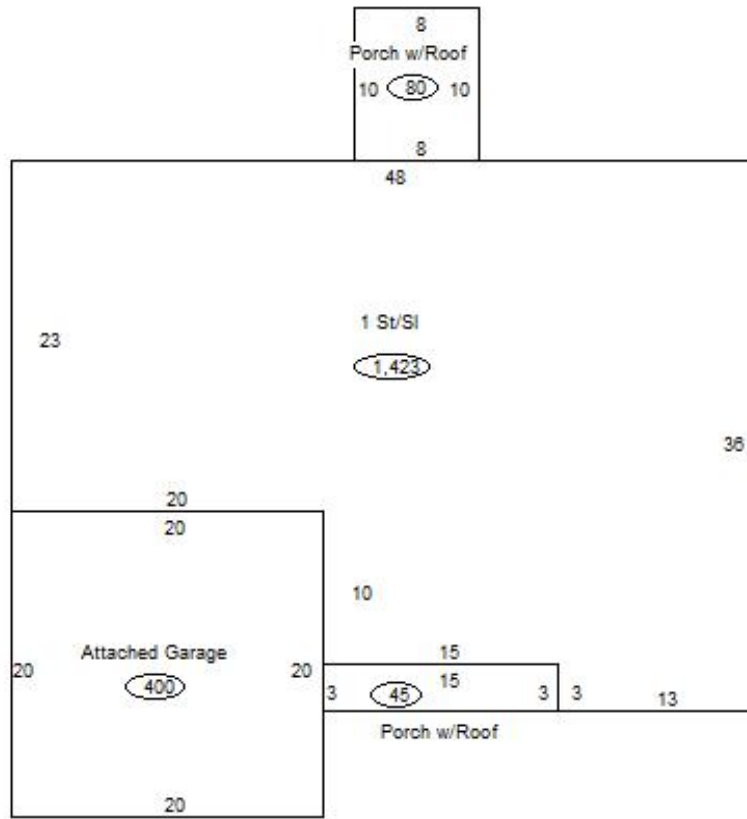
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Sketch Image

660096320



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,423	1.000	1,423
2	G	1		13	Attached Garage	400	1.000	400
3	M	PRCH		13	SLBC	45	1.000	45
4	M	PRCH		13	SLBC	80	1.000	80
Total Building Area						1,423		1,423