



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 08:45:39  
Page 1

Assessment Data					Primary Image																																																																																																												
<b>Account</b> 660096321 <b>Parcel ID</b> 21N16E-30-2-10550-005-0002 <b>Cadastral ID</b> 30-21-16-11810 <b>Property Type</b> REAL - Real Property <b>Property Class</b> URP VI Area 1 <b>Tax Area</b> 85 - CLRM SD-VERD TOWN/FIRE <b>Name ID</b> 315469 BALDUS, STEPHEN E  23118 S JEWELL DR CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 23118 S JEWELL DR <b>Subdivision</b> KING RIDGE <b>Lot/Block</b> 0002 / 0005 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 30 / 21 / 16 / 5 <b>Neighborhood</b> 1166 - R-V01-SW CLAREMORE <b>School District</b> S001 - CLAREMORE SCHOOLS																																																																																																																	
<b>Legal Description</b> Lat/Long: 36.27676268 -95.64769664 KING RIDGE BLOCK 5 LOT 2										<b>Building Permits</b> <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>R15-08</td> <td>R16-NEW 2010 SQ FT SFR</td> <td>04/2015</td> <td>07/2015</td> <td>90,000</td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	R15-08	R16-NEW 2010 SQ FT SFR	04/2015	07/2015	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	8,641.00 x 5.33 = 46,082		
Factor Value			
Adjustments	1.0000		
Lot Value	46,082		



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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	1,566 / 1,566
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,566
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	400 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2015 / 8

### GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

### Multiple Regression

MRA Code	1 Test
Adjusted R	0.8445
Indicated Value	203,179 129.74 Per SqFt

### Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	199,400 Per SqFt

### Value Reconciliation

Selected Approach	Cost Approach
Improvements	191,700
Lot Value	46,082
Indicated Value	237,782 151.84 Per SqFt
Agland Value	
Site Improvements	
Total Value	237,782 151.84 Total Value Per SqFt

### Cost Approach Manual : 01/2025

Base Cost	102.19	Total Misc Impr	+	1,690
Roofing Adj	+ 4.47	Garage Cost	+	11,700
Subfloor Adj	+ -1.15	Total RCN	=	210,659
Heat/Cool Adj	+ 11.47	Depreciation ( 9%)	-	18,959
Plumbing Adj	+ 8.99	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	191,700
Adj Base Cost	= 125.97	Lot Value	+	46,082
Total Area	x 1,566	Indicated Value	=	237,782
Adjusted Cost	= 197,269	Value Per SqFt		151.84

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	SLAB PORCH - OPEN	123343	4x4		16	10.86		174
PRCH	SLAB PORCH - COVERED	123344	63		63	24.07		1,516

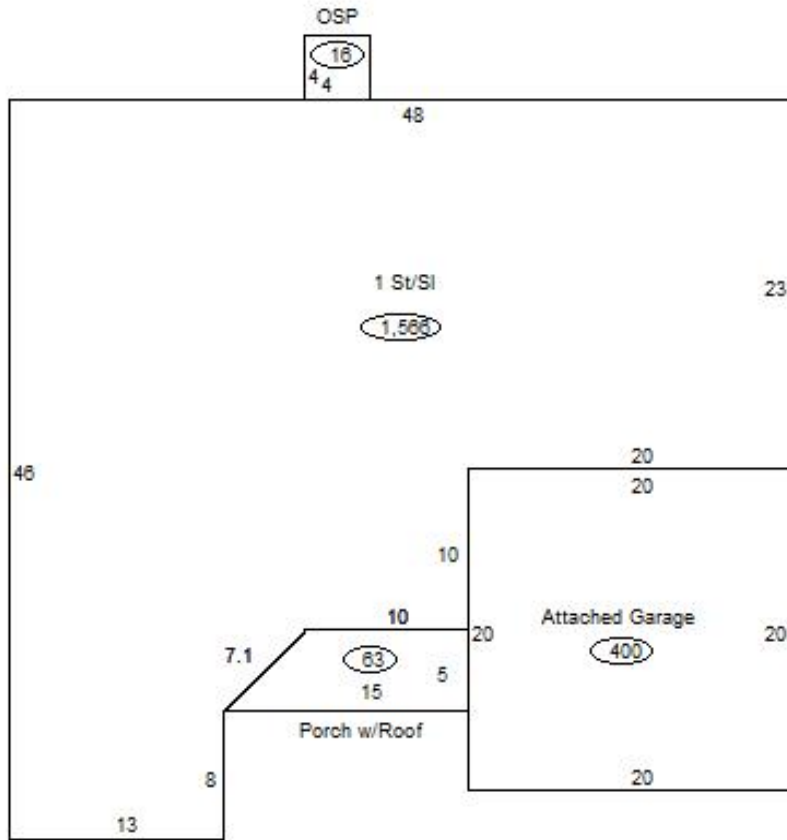


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Sketch Image

660096321



**Sketch Vector Information**

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,566	1.000	1,566
2	M	PATO		13	Open Slab	16	1.000	16
3	M	PRCH		13	SLBC	63	1.000	63
4	G	1		13	Attached Garage	400	1.000	400
<b>Total Building Area</b>						1,566		1,566