



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
 Time 08:45:40  
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Assessment Data					Primary Image																																																																																																												
<b>Account</b> 660096322 <b>Parcel ID</b> 21N16E-30-2-10550-005-0003 <b>Cadastral ID</b> 30-21-16-11820 <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> 349252 JAMES, JAZZLYN  23132 S JEWELL DR CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 23132 S JEWELL DR <b>Subdivision</b> KING RIDGE <b>Lot/Block</b> 0003 / 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: 36.27657091 -95.64769657 KING RIDGE BLOCK 5 LOT 3																																																																																																																	
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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	8,918.00 x 5.23 = 46,636		
Factor Value			
Adjustments	1.0000		
Lot Value	46,636		



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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	1,360 / 1,360
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,360
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	380 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
Adjusted R	0.8445
Indicated Value	186,855 137.39 Per SqFt

### Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	182,180 Per SqFt

### Value Reconciliation

Selected Approach	Cost Approach
Improvements	176,591
Lot Value	46,636
Indicated Value	223,227 164.14 Per SqFt
Agland Value	
Site Improvements	
Total Value	223,227 164.14 Total Value Per SqFt

### Cost Approach Manual : 01/2025

Base Cost	103.15	Total Misc Impr	+	3,959
Roofing Adj	+ 4.53	Garage Cost	+	11,256
Subfloor Adj	+ -1.19	Total RCN	=	189,717
Heat/Cool Adj	+ 11.47	Depreciation ( 10%)	-	18,972
Plumbing Adj	+ 10.35	Lump Sums	+	5,846
Basement Adj	+ 0.00	RCNLD	=	176,591
Adj Base Cost	= 128.31	Lot Value	+	46,636
Total Area	x 1,360	Indicated Value	=	223,227
Adjusted Cost	= 174,502	Value Per SqFt		164.14

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	119806	15x7		105	23.94		2,514
PRCH	SLAB PORCH - COVERED	119807	12x5		60	24.08		1,445
WODO	WOOD DECK - OPEN	140785	26x14		364	16.06		5,846



# Rogers

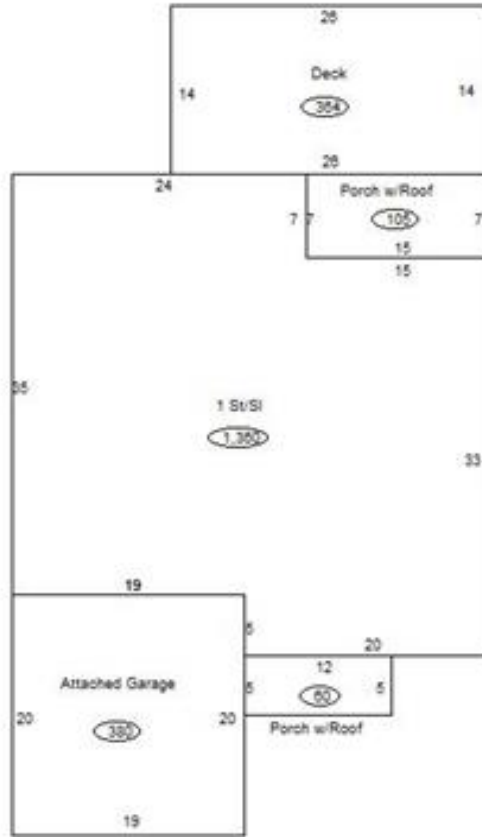
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### Sketch Image

660096322



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,360	1.000	1,360
2	G	1		13	Attached Garage	380	1.000	380
3	M	PRCH		13	SLBC	105	1.000	105
4	M	PRCH		13	SLBC	60	1.000	60
5	M	WODO		13	WODO	364	1.000	364
<b>Total Building Area</b>						<b>1,360</b>		<b>1,360</b>