



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
 Time 08:47:05
 Page 1

Assessment Data					Primary Image																																																																																																							
Account 660096538 Parcel ID 23N17E-34-4-00000-000-0001 Cadastral ID 34-23-17-01310 Property Type REAL - Real Property Property Class RR VI Area 2 Tax Area 70 - FOYIL RURAL/FOYIL FIRE Name ID 312001 HEWLING, GLORIA MAYE & JOHNNY LEE NAIR 19450 E ACORN RD CLAREMORE OK 74017-0000 Parcel Location Situs 19450 E ACORN RD Subdivision Lot/Block / Parcel Size 2.5 - Acres Sec/Twn/Rng 34 / 23 / 17 / 4 Neighborhood 4070 - FOYIL SEQUOYAH AREA School District S007 - FOYIL SCHOOLS																																																																																																												
Legal Description Lat/Long: 36.43019544 -95.48191034 W 504' N 216' NE NE SW.																																																																																																												
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 Page 2

Lot Data	Square-Foot - NBHD 4070 #1	Primary Image
Lot Size Lot Count Units Buildable Non-Ag Acres 2.4994 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 108,874.00 x .45 = 48,999 Factor Value Adjustments 1.0000 Lot Value 48,999		
Residential Data Type 1 Single Family Residence Condition 2 - Fair Quality 3.5 - Average Architecture TRAD TRADITIONAL Style 100% 1 1/2 Story Finished Exterior Wall 15% Veneer, Masonry 85% Frame, Siding, Wood Base/Total Area 1,606 / 2,556 Style 100% 1 1/2 Story Finished HVAC 100% Warmed & Cooled Air Roof Cover 1 Composition Shingle Area on Slab 1,606 Fixture/RghIn 11 / Bed/F/H Bath 3 / 2.0 / Basement Area Garage Type 625 Attached Garage - Finished Remodel Year/Eff Age 1989 / 37		

Residential Data	
Type	1 Single Family Residence
Condition	2 - Fair
Quality	3.5 - Average
Architecture	TRAD TRADITIONAL
Style	100% 1 1/2 Story Finished
Exterior Wall	15% Veneer, Masonry 85% Frame, Siding, Wood
Base/Total Area	1,606 / 2,556
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,606
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	625 Attached Garage - Finished
Remodel	
Year/Eff Age	1989 / 37



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Cost Approach		Manual : 01/2025	
Base Cost	91.23	Total Misc Impr	+ 22,583
Roofing Adj	+ 3.46	Garage Cost	+ 29,731
Subfloor Adj	+ -2.25	Total RCN	= 343,340
Heat/Cool Adj	+ 14.47	Depreciation (44%)	- 151,070
Plumbing Adj	+ 6.95	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 192,270
Adj Base Cost	= 113.86	Lot Value	+ 48,999
Total Area	x 2,556	Indicated Value	= 241,269
Adjusted Cost	= 291,026	Value Per SqFt	94.39

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	311,116 121.72 Per SqFt

Direct Comparables

Selection Model	1 Res
Adjustment Model	A2 AO Test
Comparables	
Indicated Value	

Value Reconciliation

Selected Approach	Cost Approach
Improvements	192,270
Lot Value	48,999
Indicated Value	241,269 94.39 Per SqFt
Agland Value	
Site Improvements	
Total Value	241,269 94.39 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	71372		584	584	27.66		16,153



Rogers

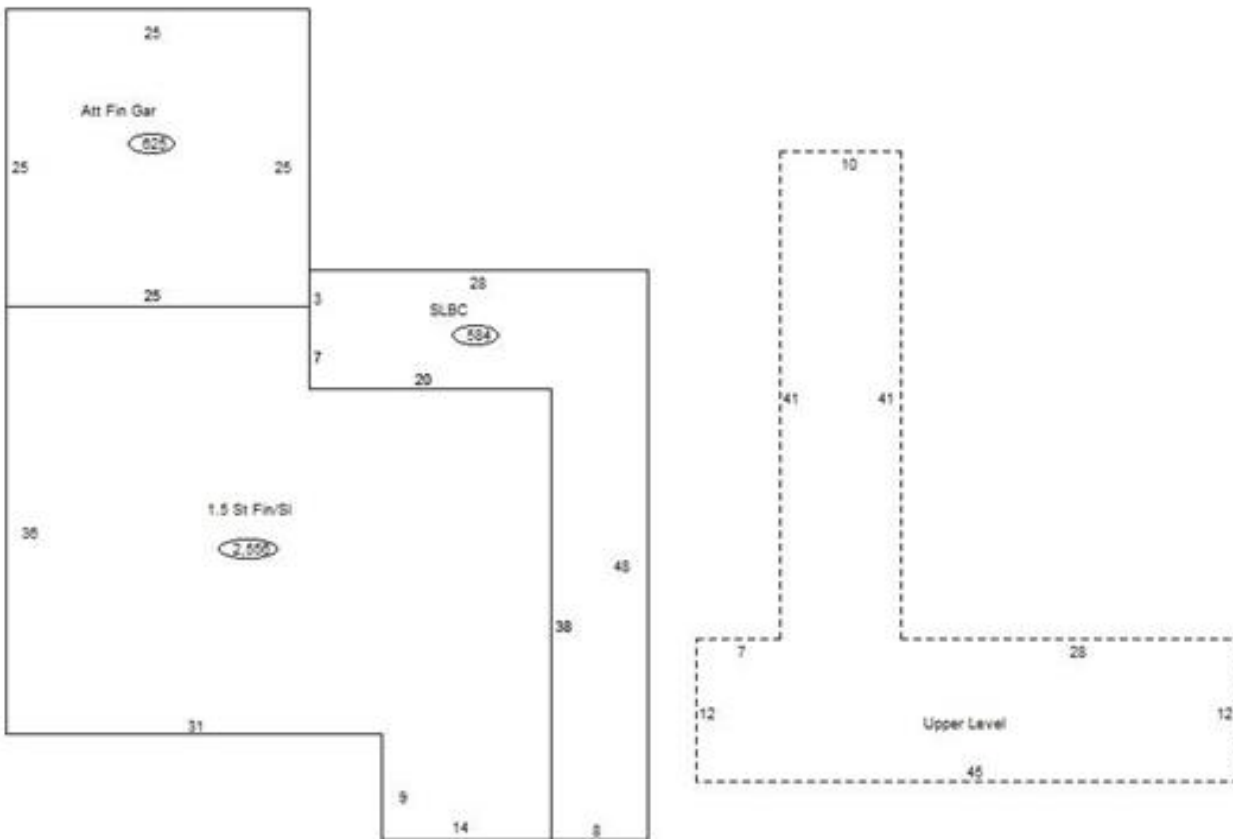
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 Page 3

Sketch Image

660096538



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/Sl	1,606	1.592	2,556
2	G	5		13	Att Fin Gar	625	1.000	625
3	M	PRCH		13	SLBC	584	1.000	584
4	U	^UL		13	Upper Level	950	1.000	950
Total Building Area						1,606		2,556