



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026
Time 09:04:13
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Assessment Data					Primary Image																																																																																																				
Account 660098268 Parcel ID 000000-00-0-10405-004-0004 Cadastral ID 16-21-16-02771 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 318053 KERNS, KIMBERLY J 710 S CHICKASAW CLAREMORE OK 74017-0000 Parcel Location Situs 00710 S CHICKASAW AVE Subdivision SOUTHSIDE Lot/Block 0004 / 0004 Parcel Size 1 - Lots Sec/Twn/Rng 16 / 21 / 16 / 5 Neighborhood 1161 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS																																																																																																									
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Lot Data	Square-Foot - NBHD 1161 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable		
Non-Ag Acres	0.1525	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	6,643.00 x 5.50 = 36,537	
Factor Value		
Adjustments	1.0000	
Lot Value	36,537	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	R3 Res Nbhd 3
Style	100% One Story
Exterior Wall	90% Frame, Siding, Wood 10% Veneer, Stone
Base/Total Area	1,345 / 1,345
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,345
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	462 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2015 / 8

\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-8-9\IMG_0003 8/9/2023

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	195,163	145.10	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	2		
Indicated Value	175,000		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	167,880		
Lot Value	36,537		
Indicated Value	204,417	151.98	Per SqFt
Agland Value			
Site Improvements			
Total Value	204,417	151.98	Total Value Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	99.88	Total Misc Impr	+	3,199			
Roofing Adj	+ 4.54	Garage Cost	+	12,931			
Subfloor Adj	+ -1.18	Total RCN	=	184,484			
Heat/Cool Adj	+ 11.47	Depreciation (9%)	-	16,604			
Plumbing Adj	+ 10.46	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	167,880			
Adj Base Cost	= 125.17	Lot Value	+	36,537			
Total Area	x 1,345	Indicated Value	=	204,417			
Adjusted Cost	= 168,354	Value Per SqFt		151.98			

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	125405	11x7		77	24.03		1,850
PRCH	SLAB PORCH - COVERED	125407	8x7		56	24.09		1,349



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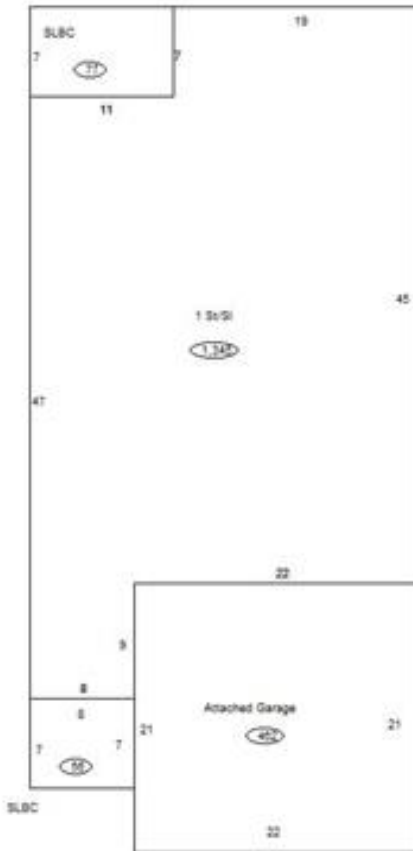
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Sketch Image

660098268



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,345	1.000	1,345
2	M	PRCH		10	SLBC	77	1.000	77
3	G	1		10	Attached Garage	462	1.000	462
4	M	PRCH		10	SLBC	56	1.000	56
Total Building Area						1,345		1,345