



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 09:14:23  
Page 1

Assessment Data					Primary Image																																																																																												
<b>Account</b> 660098903 <b>Parcel ID</b> 000000-00-0-00412-001-0009 <b>Cadastral ID</b> 30-21-16-11980 <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> 320120 SMITH, CHARLES EDDIE & LOIS  23270 S JEWELL DR CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 23270 S JEWELL DR <b>Subdivision</b> KING RIDGE II <b>Lot/Block</b> 0009 / 0001 <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> Lot/Long: 36.27479253 -95.64798538																																																																																																	
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Lot Data		Square-Foot - NBHD 1166 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.1799		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
			0
Method	Square-Foot		
Base Lot Value	7,834.00 x 5.68 = 44,468		
Factor Value			
Adjustments	1.0000		
Lot Value	44,468		



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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	1,148 / 1,148
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,148
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	400 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2016 / 8

### GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

### Multiple Regression

MRA Code	1 Test
Adjusted R	0.8445
Indicated Value	179,525 156.38 Per SqFt

### Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	166,210 Per SqFt

### Value Reconciliation

Selected Approach	Cost Approach
Improvements	153,441
Lot Value	44,468
Indicated Value	197,909 172.39 Per SqFt
Agland Value	
Site Improvements	
Total Value	197,909 172.39 Total Value Per SqFt

### Cost Approach Manual : 01/2025

Base Cost	107.78	Total Misc Impr	+	1,948
Roofing Adj	+ 4.73	Garage Cost	+	11,700
Subfloor Adj	+ -1.25	Total RCN	=	168,617
Heat/Cool Adj	+ 11.47	Depreciation ( 9%)	-	15,176
Plumbing Adj	+ 12.26	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	153,441
Adj Base Cost	= 134.99	Lot Value	+	44,468
Total Area	x 1,148	Indicated Value	=	197,909
Adjusted Cost	= 154,969	Value Per SqFt		172.39

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	SLAB PORCH - OPEN	130683	8x8		64	10.86		695
PRCH	SLAB PORCH - COVERED	130684	13x4		52	24.10		1,253



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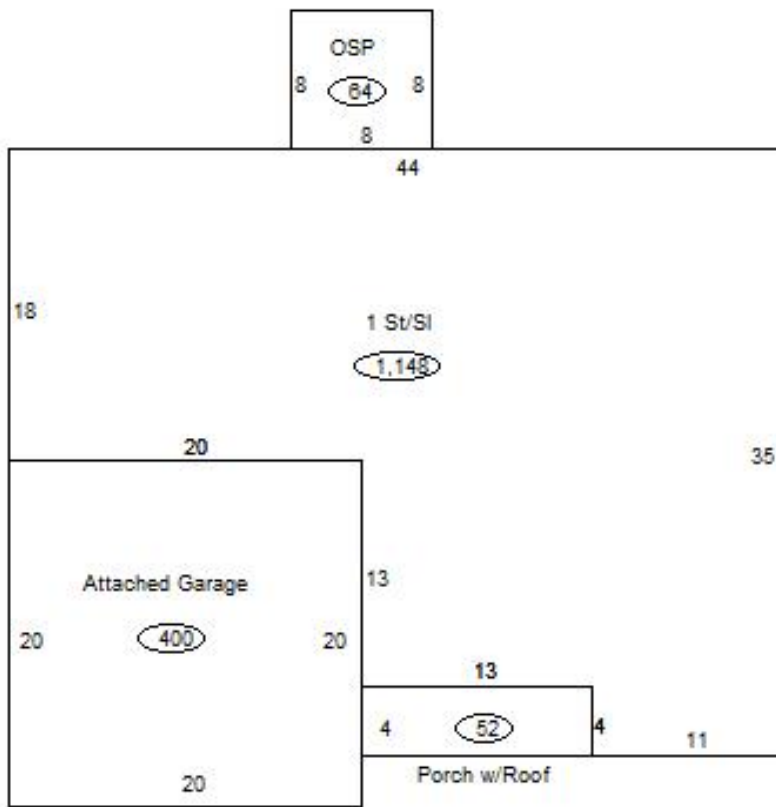
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### Sketch Image

660098903



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,148	1.000	1,148
2	G	1		13	Attached Garage	400	1.000	400
3	M	PATO		13	Open Slab	64	1.000	64
4	M	PRCH		13	SLBC	52	1.000	52
<b>Total Building Area</b>						<b>1,148</b>		<b>1,148</b>