



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Time 09:14:38
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Assessment Data					Primary Image																																																																																												
Account 660098911 Parcel ID 000000-00-0-00412-003-0001 Cadastral ID 30-21-16-12045 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 85 - CLRM SD-VERD TOWN/FIRE Name ID 321311 NADAL, ANGELA R 23212 S JEWELL DR CLAREMORE OK 74019-0000 Parcel Location Situs 23212 S JEWELL DR Subdivision KING RIDGE II Lot/Block 0001 / 0003 Parcel Size 1 - Lots Sec/Twn/Rng 30 / 21 / 16 / 5 Neighborhood 1166 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS																																																																																																	
Legal Description Lot/Long: 36.27553558 -95.64746382																																																																																																	
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Lot Data		Square-Foot - NBHD 1166 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.1986		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	8,649.00 x 5.33 = 46,098		
Factor Value			
Adjustments	1.0000		
Lot Value	46,098		



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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	20% Veneer, Masonry 80% Frame, Siding, Vinyl
Base/Total Area	1,353 / 1,353
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,353
Fixture/RghIn	22 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	380 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2017 / 7

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adjusted R	0.8445
Indicated Value	192,403 142.20 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	179,230 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	185,189
Lot Value	46,098
Indicated Value	231,287 170.94 Per SqFt
Agland Value	
Site Improvements	
Total Value	231,287 170.94 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	101.61	Total Misc Impr	+ 2,836
Roofing Adj	+ 4.63	Garage Cost	+ 11,256
Subfloor Adj	+ -1.22	Total RCN	= 199,128
Heat/Cool Adj	+ 11.47	Depreciation (7%)	- 13,939
Plumbing Adj	+ 20.27	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 185,189
Adj Base Cost	= 136.76	Lot Value	+ 46,098
Total Area	x 1,353	Indicated Value	= 231,287
Adjusted Cost	= 185,036	Value Per SqFt	170.94

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	134714	6x5		30	24.17		725
PRCH	SLAB PORCH - COVERED	134715	11x8		88	23.99		2,111



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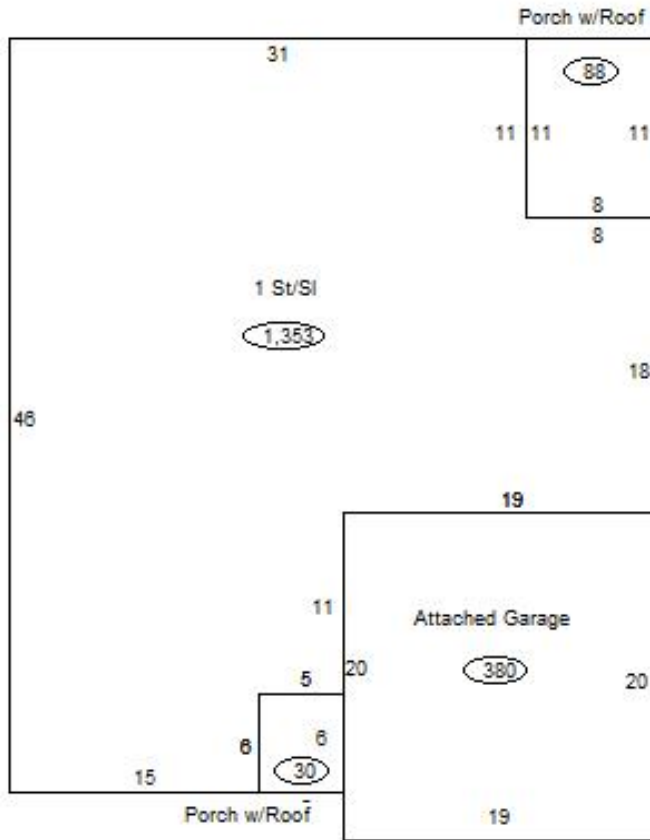
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Sketch Image

660098911



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,353	1.000	1,353
2	G	1		13	Attached Garage	380	1.000	380
3	M	PRCH		13	SLBC	30	1.000	30
4	M	PRCH		13	SLBC	88	1.000	88
Total Building Area						1,353		1,353