



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Time 09:14:41
Page 1

Assessment Data					Primary Image																																																																																												
Account 660098913 Parcel ID 000000-00-0-00412-003-0003 Cadastral ID 30-21-16-12060 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 85 - CLRM SD-VERD TOWN/FIRE Name ID 319814 SPURGEON, JOHN H & ASHLEY PO BOX 1323 CLAREMORE OK 74018-0000 Parcel Location Situs 23245 S JEWELL DR Subdivision KING RIDGE II Lot/Block 0003 / 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: 36.27508571 -95.64720530																																																																																																	
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Lot Data		Square-Foot - NBHD 1166 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.1792		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
			0
Method	Square-Foot		
Base Lot Value	7,806.00 x 5.69 = 44,412		
Factor Value			
Adjustments	1.0000		
Lot Value	44,412		



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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, Wood
Base/Total Area	1,366 / 1,366
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,366
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	192,898 141.21 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	182,520 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	173,988
Lot Value	44,412
Indicated Value	218,400 159.88 Per SqFt
Agland Value	
Site Improvements	
Total Value	218,400 159.88 Total Value Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	105.67	Total Misc Impr	+ 755
Roofing Adj	+ 4.62	Garage Cost	+ 11,700
Subfloor Adj	+ -1.21	Total RCN	= 191,196
Heat/Cool Adj	+ 11.47	Depreciation (9%)	- 17,208
Plumbing Adj	+ 10.30	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 173,988
Adj Base Cost	= 130.85	Lot Value	+ 44,412
Total Area	x 1,366	Indicated Value	= 218,400
Adjusted Cost	= 178,741	Value Per SqFt	159.88

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	129613	6x4		24	24.19		581
PATO	SLAB PORCH - OPEN	129614	4x4		16	10.86		174



Rogers

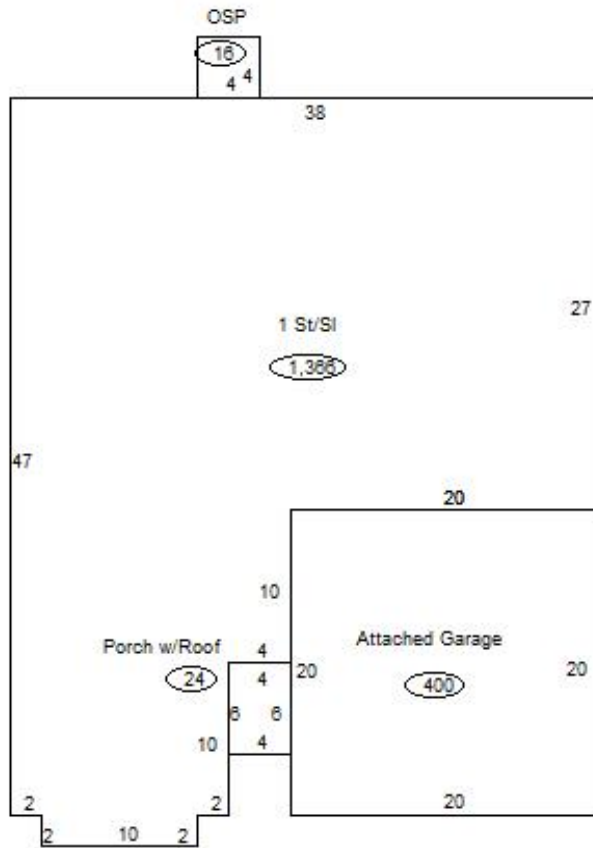
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Sketch Image

660098913



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	1,366	1.000	1,366
2	G	1		13	Attached Garage	400	1.000	400
3	M	PRCH		13	SLBC	24	1.000	24
4	M	PATO		13	Open Slab	16	1.000	16
Total Building Area						1,366		1,366