



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 09:14:45  
Page 1

Assessment Data					Primary Image																																																																																												
<b>Account</b> 660098915 <b>Parcel ID</b> 000000-00-0-00412-003-0005 <b>Cadastral ID</b> 30-21-16-12080 <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> 320587 ALLRED, MIRANDA  23271 S JEWELL DR CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 23271 S JEWELL DR <b>Subdivision</b> KING RIDGE II <b>Lot/Block</b> 0005 / 0003 <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: 36.27475491 -95.64728792																																																																																																	
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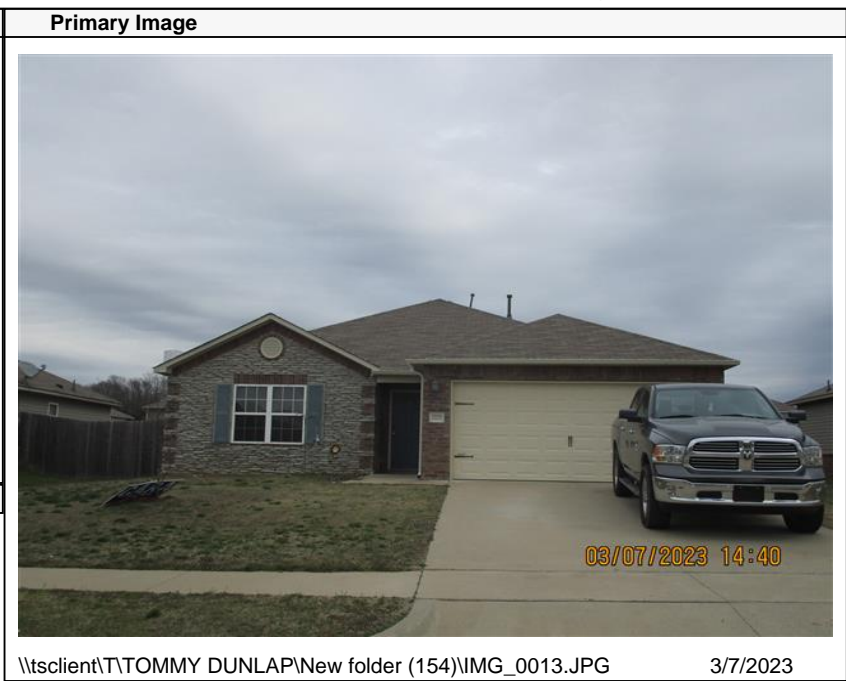
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Lot Data		Square-Foot - NBHD 1166 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.1869		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY		0
			0
Method	Square-Foot		
Base Lot Value	8,141.00 x 5.54 = 45,082		
Factor Value			
Adjustments	1.0000		
Lot Value	45,082		



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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	30% Veneer, Masonry 70% Frame, Siding, Wood
Base/Total Area	1,498 / 1,498
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,498
Fixture/RghIn	16 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	400 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
Adusted R	0.8445
Indicated Value	203,086 135.57 Per SqFt

### Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	191,630 Per SqFt

### Value Reconciliation

Selected Approach	Cost Approach
Improvements	192,958
Lot Value	45,082
Indicated Value	238,040 158.91 Per SqFt
Agland Value	
Site Improvements	
Total Value	238,040 158.91 Total Value Per SqFt

### Cost Approach Manual : 01/2025

Base Cost	100.70	Total Misc Impr	+	2,570
Roofing Adj	+ 4.51	Garage Cost	+	11,700
Subfloor Adj	+ -1.15	Total RCN	=	207,482
Heat/Cool Adj	+ 11.47	Depreciation ( 7%)	-	14,524
Plumbing Adj	+ 13.45	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	192,958
Adj Base Cost	= 128.98	Lot Value	+	45,082
Total Area	x 1,498	Indicated Value	=	238,040
Adjusted Cost	= 193,212	Value Per SqFt		158.91

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	136443	13x7		91	23.98		2,182
PRCH	SLAB PORCH - COVERED	136444	4x4		16	24.22		388



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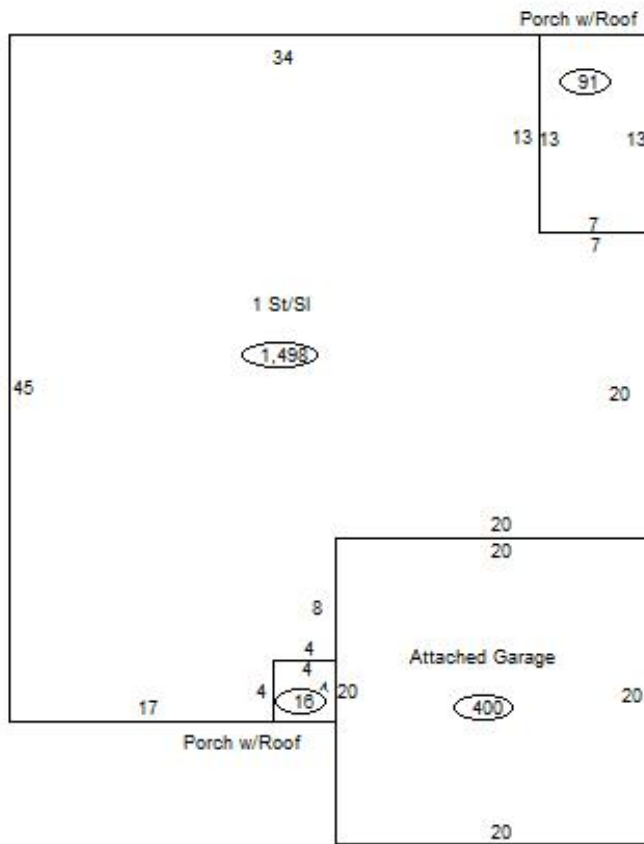
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### Sketch Image

660098915



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,498	1.000	1,498
2	G	1		13	Attached Garage	400	1.000	400
3	M	PRCH		13	SLBC	91	1.000	91
4	M	PRCH		13	SLBC	16	1.000	16
<b>Total Building Area</b>						1,498		1,498