



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/18/2026  
Time 09:43:58  
Page 1

Assessment Data					Primary Image																																																																				
<b>Account</b> 660101595 <b>Parcel ID</b> 000000000-0000415-001-0004 <b>Cadastral ID</b> 30-21-16-12330 <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> 327306 FALLIN, KAITLYN & BRANDON B G OLMSTEAD  23339 S JEWELL DR CLAREMORE OK 74019-0000  <b>Parcel Location</b> <b>Situs</b> 23339 S JEWELL DR <b>Subdivision</b> KING RIDGE III <b>Lot/Block</b> 0004 / 0001 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 30 / 21 / 16 / 5 <b>Neighborhood</b> 1109 - R-V03-SW VERDIGRIS <b>School District</b> S001 - CLAREMORE SCHOOLS					<p>\\tsclient\T\TOMMY DUNLAP\New folder (154)\IMG_0002.JPG 3/7/2023</p>																																																																				
<b>Legal Description</b> Lot/Long: 36.27343687 -95.64723712 LOT 4 BLOCK 1 KING RIDGE III																																																																									
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Date 04/18/2026  
 Time 09:43:59  
 Page 2

Lot Data		Square-Foot - NBHD 1109 #1	
Lot Size	0	0	
Lot Count	1		
Units Buildable			
Non-Ag Acres	0.1938		
Topography			
Street Access			
Utilities			
Amenities		0	
		0	
Method	Square-Foot		
Base Lot Value	8,443.00 x 5.68 = 47,926		
Factor Value			
Adjustments	0.8000		
Lot Value	38,341		



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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	80% Frame, Siding, Vinyl 20% Veneer, Masonry
Base/Total Area	1,586 / 1,586
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,586
Fixture/RghIn	11 /
Bed/F/H Bath	4 / 2.0 /
Basement Area	
Garage Type	400 Attached Garage - Unfinished
Remodel	
Year/Eff Age	2019 / 5

### GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

### Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	213,046 134.33 Per SqFt

### Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	8
Indicated Value	197,800 Per SqFt

### Value Reconciliation

Selected Approach	Cost Approach
Improvements	197,340
Lot Value	38,341
Indicated Value	235,681 148.60 Per SqFt
Agland Value	
Site Improvements	
Total Value	235,681 148.60 Total Value Per SqFt

### Cost Approach Manual : 01/2025

Base Cost	98.16	Total Misc Impr	+	2,819
Roofing Adj	+ 4.46	Garage Cost	+	11,700
Subfloor Adj	+ -1.15	Total RCN	=	207,726
Heat/Cool Adj	+ 11.47	Depreciation ( 5%)	-	10,386
Plumbing Adj	+ 8.88	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	197,340
Adj Base Cost	= 121.82	Lot Value	+	38,341
Total Area	x 1,586	Indicated Value	=	235,681
Adjusted Cost	= 193,207	Value Per SqFt		148.60

### Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PATO	SLAB PORCH - OPEN	141099	14x7		98	10.86		1,064
PRCH	SLAB PORCH - COVERED	141100	73		73	24.04		1,755



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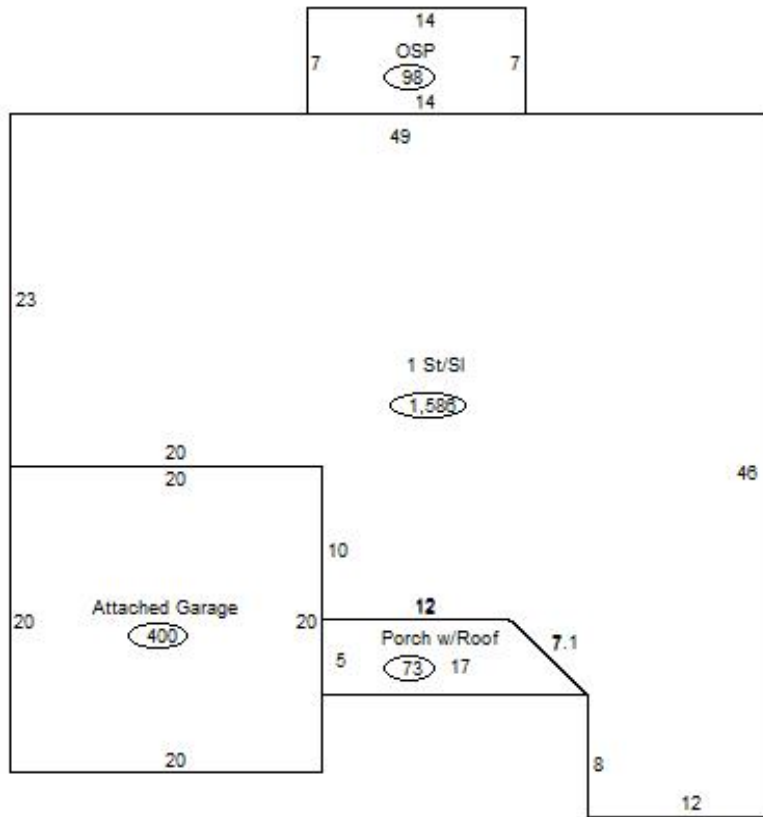
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 Page 3

Sketch Image

660101595



### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,586	1.000	1,586
2	G	1		13	Attached Garage	400	1.000	400
3	M	PATO		13	Open Slab	98	1.000	98
4	M	PRCH		13	SLBC	73	1.000	73
<b>Total Building Area</b>						1,586		1,586