



# Rogers

## Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data				Primary Image																																																						
Account	660103897																																																									
Parcel ID	000000-00-0-10010-159-0002																																																									
Cadastral ID	09-21-16-10301																																																									
Property Type	REAL - Real Property																																																									
Property Class	URP	VI Area	1																																																							
Tax Area	17 - CLAREMORE OT																																																									
Name ID	337515																																																									
NIELSEN, JADE & JONNY																																																										
516 N SEMINOLE AVE CLAREMORE OK 74017-0000																																																										
Parcel Location																																																										
Situs	00516 N SEMINOLE AVE																																																									
Subdivision	CLAREMORE O T																																																									
Lot/Block	0002 / 0158	Parcel Size	.5 - Lots																																																							
Sec/Twn/Rng	9 / 21 / 16 / 5																																																									
Neighborhood	1177 - R-V01-SW CLAREMORE																																																									
School District	S001 - CLAREMORE SCHOOLS																																																									
Legal Description Lat/Long: 36.31227495 -95.60207364				Building Permits																																																						
N 70' LOT 1 BLOCK 158 CLAREMORE O T				<table border="1"> <thead> <tr> <th>Number</th> <th>Description</th> <th>Opened</th> <th>Closed</th> <th>Amount</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>						Number	Description	Opened	Closed	Amount																																												
				Number	Description	Opened	Closed	Amount																																																		
Exemptions				Sale History																																																						
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code																																																	
					/	ANGON, CARLOS & JESSICA	02/25/2022	185,000	YES																																																	
					/	GIBMO LLC	11/30/2020	148,500	YES																																																	
					/	GIBMO LLC	03/09/2020	0	4																																																	
Parcel Valuation				<table border="1"> <thead> <tr> <th>Source</th> <th>REAL</th> <th>Fair Cash</th> <th>Capped</th> <th>Asmnt Level</th> <th>Assessed</th> <th>Levy Rate</th> <th>92.430</th> <th>Current Tax</th> </tr> </thead> <tbody> <tr> <td>Remove Cap</td> <td>2023</td> <td>Land Value</td> <td>42,000</td> <td>41,171</td> <td>11%</td> <td>4,529</td> <td>Assessed</td> <td>23,558</td> <td>2,177.47</td> </tr> <tr> <td>Year Frozen</td> <td> </td> <td>Improvements</td> <td>172,989</td> <td>172,989</td> <td> </td> <td>19,029</td> <td>Penalty</td> <td>0</td> <td> </td> </tr> <tr> <td>Uncapped Value</td> <td>0</td> <td>Mobile Home</td> <td>0</td> <td>0</td> <td> </td> <td>0</td> <td>Exemption</td> <td>0</td> <td>0.00</td> </tr> <tr> <td>TIF Project ID</td> <td>0</td> <td>Total Value</td> <td>214,989</td> <td>214,160</td> <td> </td> <td>23,558</td> <td>Total Taxable</td> <td>23,558</td> <td>2,177.00</td> </tr> </tbody> </table>						Source	REAL	Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax	Remove Cap	2023	Land Value	42,000	41,171	11%	4,529	Assessed	23,558	2,177.47	Year Frozen		Improvements	172,989	172,989		19,029	Penalty	0		Uncapped Value	0	Mobile Home	0	0		0	Exemption	0	0.00	TIF Project ID	0	Total Value	214,989	214,160		23,558	Total Taxable	23,558	2,177.00
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Assessment History																																																										
Tax Year	Statement Number	Billed Owner	Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax																																																			
2025	2025-660103897	NIELSEN, JADE & JONNY	17	210,561	0	22,436	2,074.00																																																			
2024	2024-660103897	NIELSEN, JADE & JONNY	17	204,922	0	21,367	1,975.00																																																			
2023	2023-660103897	NIELSEN, JADE & JONNY	17	185,000	0	20,350	1,864.00																																																			
2022	2022-660103897	NIELSEN, JADE & JONNY	17	128,260	0	14,109	1,306.00																																																			
2021	2021-660103897	ANGON, CARLOS & JESSICA	17	150,812	0	16,589	1,465.00																																																			
2020	2020-660103897	GIBMO LLC	17	29,519	0	2,370	217.00																																																			




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Lot Data	Square-Foot - CLAREMORE OT (SQUARE FOOT)	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> <b>Non-Ag Acres</b> <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> LAND QUALITY  <b>Method</b> Square-Foot <b>Base Lot Value</b> 7,000.00 x 3.50 = 24,500 <b>Factor Value</b> <b>Adjustments</b> 1.7143 <b>Lot Value</b> 42,000		 <p>\\tsclient\A\TOMMY DUNLAP\New folder (212)\IMG_0025.JPG 6/13/2023</p>

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	6 - Excellent
<b>Quality</b>	5 - Very Good
<b>Architecture</b>	R3 Res Nbhd 3
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	85% Veneer, Stone 15% Frame, Siding, Wood
<b>Base/Total Area</b>	1,353 / 1,353
<b>Style</b>	100% One Story
<b>HVAC</b>	100% Floor Furnace
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	0
<b>Fixture/RghIn</b>	8 /
<b>Bed/F/H Bath</b>	2 / 1.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	
<b>Remodel</b>	
<b>Year/Eff Age</b>	1950 / 23

Cost Approach		Manual : 01/2025	
<b>Base Cost</b>	140.76	<b>Total Misc Impr</b>	+ 9,822
<b>Roofing Adj</b>	+ 7.29	<b>Garage Cost</b>	+
<b>Subfloor Adj</b>	+ 0.00	<b>Total RCN</b>	= 230,929
<b>Heat/Cool Adj</b>	+ 2.96	<b>Depreciation ( 28%)</b>	- 64,660
<b>Plumbing Adj</b>	+ 12.41	<b>Lump Sums</b>	+ 6,720
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 172,989
<b>Adj Base Cost</b>	= 163.42	<b>Lot Value</b>	+ 42,000
<b>Total Area</b>	x 1,353	<b>Indicated Value</b>	= 214,989
<b>Adjusted Cost</b>	= 221,107	<b>Value Per SqFt</b>	158.90

GRM Approach	
<b>GRM Code</b>	
<b>Gross Rent</b>	0.00
<b>Indicated Value</b>	

Multiple Regression			
<b>MRA Code</b>	1	Test	
<b>Adusted R</b>	0.8445		
<b>Indicated Value</b>	167,806	124.03	Per SqFt

Direct Comparables	
<b>Selection Model</b>	A Adam Test
<b>Adjustment Model</b>	1 2022 Residential
<b>Comparables</b>	8
<b>Indicated Value</b>	182,760 Per SqFt

Value Reconciliation			
<b>Selected Approach</b>	Cost Approach		
<b>Improvements</b>	172,989		
<b>Lot Value</b>	42,000		
<b>Indicated Value</b>	214,989	158.90	Per SqFt
<b>Agland Value</b>			
<b>Site Improvements</b>			
<b>Total Value</b>	214,989	158.90	Total Value Per SqFt

Miscellaneous Improvements							
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	8,198.48	8,198
PRCH	SLAB PORCH - COVERED	22088	7x5		35	37.22	1,303
PATO	SLAB PORCH - OPEN	22089	5x4		20	16.05	321
WODO	WOOD DECK - OPEN	145083	20x12		240	28.00	6,720



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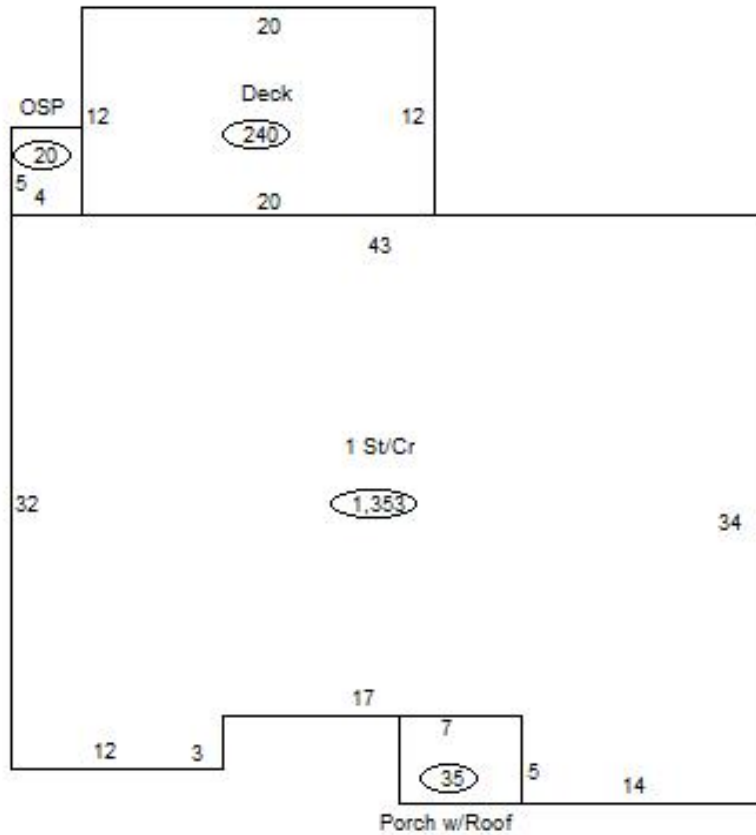
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### Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	1,353	1.000	1,353
2	M	PRCH		13	SLBC	35	1.000	35
3	M	PATO		13	Open Slab	20	1.000	20
4	M	WODO		13	WODO	240	1.000	240
<b>Total Building Area</b>						1,353		1,353



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### Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF Qual	STG FAIR Cond	0x0x0 Year		Eff Age	
<b>Valuation Summary</b>		<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (100% Phys/ % Func)</b>	<b>RCNLD</b>	
Base Cost (4.68 x )						