



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 14:41:49
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660001229 Parcel ID 000000-00-0-00930-001-0013 Cadastral ID 02-20-15-06010 Property Type REAL - Real Property Property Class URP VI Area 3 Tax Area 80 - VERDIGRIS TOWN/ VERDIGRI Name ID 342668 WAGNON, RANDY JR & HEIDI 8944 E SUNNY DR CLAREMORE OK 74019-0000 Parcel Location Situs 08944 E SUNNY DR Subdivision WILLIS ESTATES Lot/Block 0013 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 2 / 20 / 15 / 5 Neighborhood 1116 - R-V03-SW VERDIGRIS School District S008 - VERDIGRIS SCHOOLS					<p style="text-align: right; color: orange;">03/017/2022 12:56</p> <p>\\tsclient\C\Users\Randy Necessary\Pictures\101_0301\IMG_0062. 3/3/2022</p>																																																																																																																				
Legal Description Lot/Long: 36.23726498 -95.67325013 LOT 13 BLOCK 1 WILLIS ESTATES																																																																																																																									
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 Page 2

Lot Data		Square-Foot - NBHD 1116 #1	
Lot Size			
Lot Count			
Units Buildable	1		
Non-Ag Acres	1.9945		
Topography			
Street Access			
Utilities			
Amenities	LAND QUALITY	0	0
Method	Square-Foot		
Base Lot Value	86,881.00 x .95 = 82,645		
Factor Value			
Adjustments	1.5000		
Lot Value	123,968		



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Residential Data	
Type	1 Single Family Residence
Condition	4 - Good
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	90% Veneer, Masonry 10% Frame, Plywood or Ha
Base/Total Area	1,983 / 1,983
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 2.5 /
Basement Area	
Garage Type	690 Attached Garage - Unfinished
Remodel	STANDARD -
Year/Eff Age	1990 / 17

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	265,202	133.74	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	4		
Indicated Value	291,190		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	106.64	Total Misc Impr	+ 32,624
Roofing Adj	+ 4.71	Garage Cost	+ 20,686
Subfloor Adj	+ 0.00	Total RCN	= 318,695
Heat/Cool Adj	+ 12.64	Depreciation (19%)	- 60,552
Plumbing Adj	+ 9.84	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 258,143
Adj Base Cost	= 133.83	Lot Value	+ 123,968
Total Area	x 1,983	Indicated Value	= 382,111
Adjusted Cost	= 265,385	Value Per SqFt	192.69

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	258,143		
Lot Value	123,968		
Indicated Value	382,111	192.69	Per SqFt
Agland Value			
Site Improvements	20,753		
Total Value	402,864	203.16	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
SHLT	STORM SHELTER	0		1	2002	1	0.00	
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1		1	5,615.40	5,615
PRCH	SLAB PORCH - COVERED	3254	157			157	26.44	4,151
EPSW	Enclosed Porch - Solid Wall	179463	28x12			336	68.03	22,858



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Page 4

660001229

Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	12x16x8	Plank	Formed Metal	192
	Qual	3.5	Cond 3	Year 2010	Eff Age 12	
	Valuation Summary		Modifier Total	RCN	Depr (46% Phys/ % Func)	RCNLD
	Base Cost (24.74 x 192)		4,750	4,750	2,185	2,565
	UTIL	Utility Building	24x30x10	Concrete	Formed Metal	720
	Qual	3	Cond 3	Year 2010	Eff Age 12	
	Valuation Summary		Modifier Total	RCN	Depr (25% Phys/ % Func)	RCNLD
	Base Cost (31.86 x 720)		22,939	22,939	5,735	17,204
	WODO	Wood Deck - Open	16x16x0			256
	Qual	3	Cond 3	Year 0	Eff Age 1520	
	Valuation Summary		Modifier Total	RCN	Depr (80% Phys/ % Func)	RCNLD
	Base Cost (19.22 x 256)		4,920	4,920	3,936	984