




Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 02:17:28
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Assessment Data					Primary Image																																																																																																																				
Account 660002087 Parcel ID 000000-00-0-00621-005-0001 Cadastral ID 03-20-15-05170 Property Type REAL - Real Property Property Class RRP VI Area 3 Tax Area 4 - VERDIGRIS/VERD FIRE Name ID 321500 KITTINGER-WERKHEISER, DEMERLEY 7955 E WILLOW RD CLAREMORE OK 74019-0000 Parcel Location Situs 07955 E WILLOW RD Subdivision PORT ESTATES ONE Lot/Block 0001 / 0005 Parcel Size 1 - Lots Sec/Twn/Rng 3 / 20 / 15 / 5 Neighborhood 1046 - R-V03-SW VERDIGRIS School District S008 - VERDIGRIS SCHOOLS					 <p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2021-10-26\IMG_00 10/26/2021</p>																																																																																																																				
Legal Description Lot/Long: 36.23674889 -95.69181661 LOT 1 BLOCK 5 PORT ESTATES ONE																																																																																																																									
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Lot Data	Square-Foot - NBHD 1046 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 1.0271 Topography Street Access Utilities Amenities 0 Method Square-Foot Base Lot Value 44,740.00 x .74 = 33,083 Factor Value Adjustments 1.0000 Lot Value 33,083		

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	TRAD TRADITIONAL
Style	100% One Story
Exterior Wall	85% Veneer, Stone 15% Frame, Siding, Wood
Base/Total Area	1,784 / 1,784
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,784
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	440 Attached Garage - Finished
Remodel	RMA -
Year/Eff Age	1974 / 27

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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	171,122	95.92	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	1		
Indicated Value	20,450		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	106.71	Total Misc Impr	+	13,409			
Roofing Adj	+ 4.37	Garage Cost	+	15,646			
Subfloor Adj	+ -1.15	Total RCN	=	256,069			
Heat/Cool Adj	+ 11.47	Depreciation (36%)	-	92,185			
Plumbing Adj	+ 5.85	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	163,884			
Adj Base Cost	= 127.25	Lot Value	+	33,083			
Total Area	x 1,784	Indicated Value	=	196,967			
Adjusted Cost	= 227,014	Value Per SqFt		110.41			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	163,884		
Lot Value	33,083		
Indicated Value	196,967	110.41	Per SqFt
Agland Value			
Site Improvements	1,150		
Total Value	198,117	111.05	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	5,095.98		5,096
PRCH	SLAB PORCH - COVERED	5674	12x4		48	24.12		1,158
PRCH	SLAB PORCH - COVERED	5675	308		308	23.23		7,155



Rogers

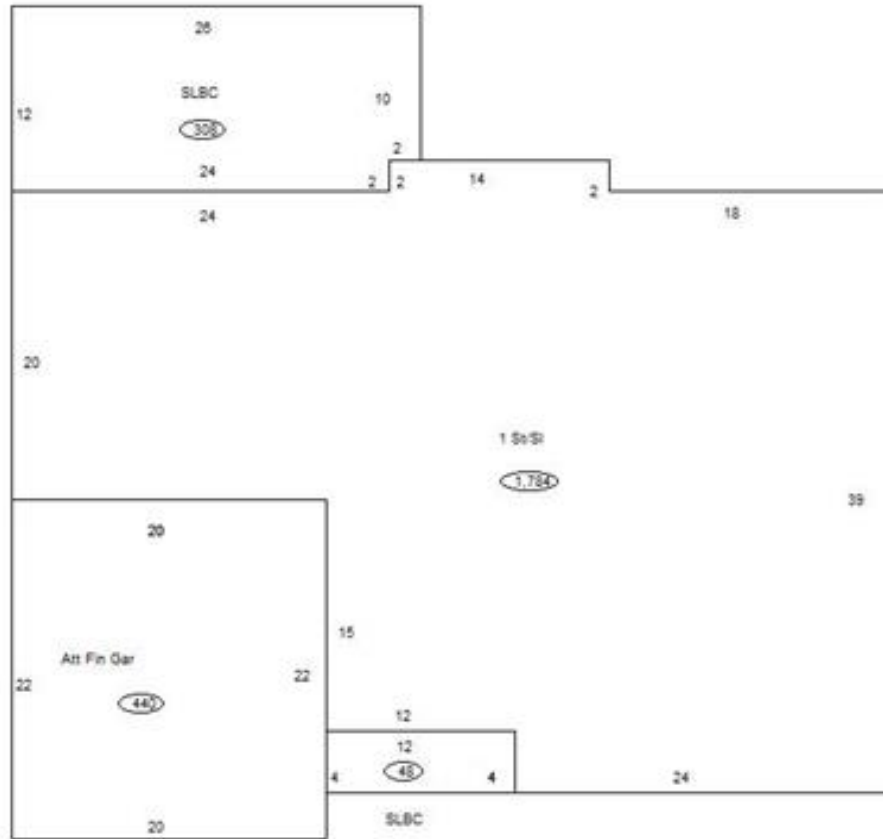
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Sketch Image

660002087



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	1,784	1.000	1,784
2	G	5		10	Att Fin Gar	440	1.000	440
3	M	PRCH		10	SLBC	48	1.000	48
4	M	PRCH		10	SLBC	308	1.000	308
Total Building Area						1,784		1,784



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SHDS	Shed - Small	12x8x8	Plank	Composition Shingle	96
	Qual	2	Cond 3	Year 2009	Eff Age 13	

Valuation Summary	Modifier Total	RCN	Depr (47% Phys/ % Func)	RCNLD
Base Cost (22.60 x 96)	2,170		2,170	1,020
				1,150