



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
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Assessment Data					Primary Image																																																																																																																				
Account 660002317 Parcel ID 21N16E-03-2-00000-000-0000 Cadastral ID 03-21-16-00210 Property Type REAL - Real Property Property Class RR VI Area 1 Tax Area 18 - CLAREMORE RURAL/W/O FIRE Name ID 291033 WRIGHT, BRIAN S & CAMERON JESSICA PO BOX 2004 CLAREMORE OK 74018-2004 Parcel Location Situs 19105 S 4160 RD Subdivision Lot/Block / Parcel Size 1.03 - Acres Sec/Twn/Rng 3 / 21 / 16 / 2 Neighborhood 2116 - UNPLATTED School District S001 - CLAREMORE SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.33494575 -95.59646733 S 187.63', N 578.34', W 239.31 OF GOV'T LOT 4 (NW NW)																																																																																																																									
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Lot Data	Square-Foot - NBHD 2116 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 1.0845 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 47,239.00 x .85 = 39,952 Factor Value Adjustments 1.0000 Lot Value 39,952		<p>\\tsclient\C\Users\rln\Pictures\2019-10-01\IMG_0047.JPG 10/4/2019</p>

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	90% Veneer, Masonry 10% Frame, Siding, Vinyl
Base/Total Area	1,801 / 1,801
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,801
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	440 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1988 / 29

Cost Approach				Manual : 01/2025			
Base Cost	108.96	Total Misc Impr	+ 14,462	Roofing Adj	+ 4.80	Garage Cost	+ 14,498
Subfloor Adj	+ -2.31	Total RCN	= 267,953	Heat/Cool Adj	+ 12.64	Depreciation (36%)	- 96,463
Plumbing Adj	+ 8.61	Lump Sums	+ 0	Basement Adj	+ 0.00	RCNLD	= 171,490
Adj Base Cost	= 132.70	Lot Value	+ 39,952	Total Area	x 1,801	Indicated Value	= 211,442
		Value Per SqFt	117.40	Adjusted Cost	= 238,993		

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1 Test		
Adusted R	0.8445		
Indicated Value	206,592	114.71	Per SqFt

Direct Comparables			
Selection Model	A Adam Test		
Adjustment Model	NewTest		
Comparables			
Indicated Value			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	171,490		
Lot Value	39,952		
Indicated Value	211,442	117.40	Per SqFt
Agland Value			
Site Improvements			
Total Value	211,442	117.40	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
PRCH	SLAB PORCH - COVERED	6130	22x8		176	26.38		4,643
PRCH	SLAB PORCH - COVERED	6131	15x11		165	26.41		4,358
PATO	SLAB PORCH - OPEN	144842	635		635	8.60		5,461



Rogers

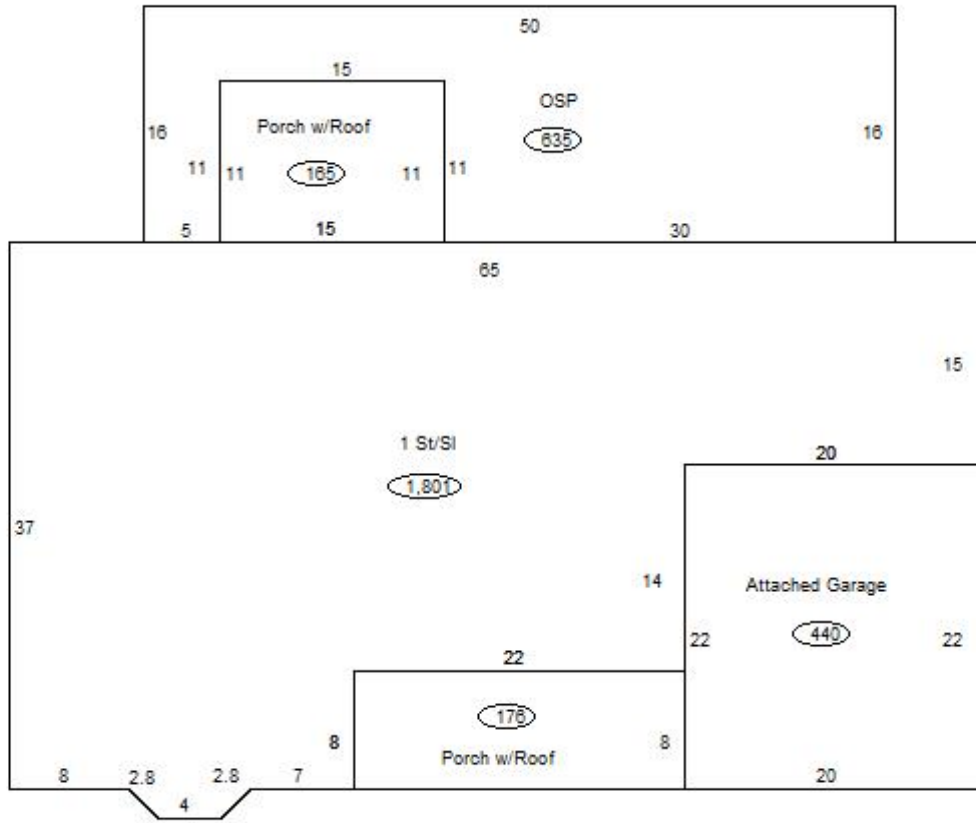
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,801	1.000	1,801
2	G	1		13	Attached Garage	440	1.000	440
3	M	PRCH		13	SLBC	176	1.000	176
4	M	PRCH		13	SLBC	165	1.000	165
5	M	PATO		13	Open Slab	635	1.000	635
Total Building Area						1,801		1,801



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	0x0x0			
	Qual	2	Cond	Year	Eff Age	
Valuation Summary		Modifier Total	RCN	Depr (0% Phys/ % Func)	RCNLD	
Base Cost (4.68 x)						