



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 660002325 Parcel ID 21N16E-03-3-00000-000-0000 Cadastral ID 03-21-16-00800 Property Type REAL - Real Property Property Class UR VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 87844 WESSEL, TERRY R 608 E BLUE STARR DR CLAREMORE OK 74017-0000 Parcel Location Situs 00608 BLUE STARR DR Subdivision Lot/Block / Parcel Size .55 - Acres Sec/Twn/Rng 3 / 21 / 16 / 3 Neighborhood 2116 - UNPLATTED School District S001 - CLAREMORE SCHOOLS					<p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-3-30\IMG_000' 3/30/2023</p>																																																																																																																				
Legal Description Lat/Long: 36.32229359 -95.59353939																																																																																																																									
N 264', S 297.5' E 90', W 1052.4' S2 SW					Building Permits <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																																																																																																											
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Lot Data	Square-Foot - NBHD 2116 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 0.5491 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 23,918.00 x .88 = 21,048 Factor Value Adjustments 1.0000 Lot Value 21,048		<p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-3-30\IMG_000' 3/30/2023</p>

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	40% Veneer, Masonry 60% Frame, Siding, Wood
Base/Total Area	1,855 / 1,855
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	0
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	529 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1964 / 47

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	196,503	105.93	Per SqFt

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

Cost Approach				Manual : 01/2025	
Base Cost	104.21	Total Misc Impr	+	8,345	
Roofing Adj	+ 4.78	Garage Cost	+	16,658	
Subfloor Adj	+ 0.00	Total RCN	=	262,128	
Heat/Cool Adj	+ 12.64	Depreciation (52%)	-	136,307	
Plumbing Adj	+ 6.20	Lump Sums	+	2,812	
Basement Adj	+ 0.00	RCNLD	=	128,633	
Adj Base Cost	= 127.83	Lot Value	+	21,048	
Total Area	x 1,855	Indicated Value	=	149,681	
Adjusted Cost	= 237,125	Value Per SqFt		80.69	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	128,633		
Lot Value	21,048		
Indicated Value	149,681	80.69	Per SqFt
Agland Value			
Site Improvements			
Total Value	149,681	80.69	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	5,615.40		5,615
PRCH	SLAB PORCH - COVERED	6143	6x6		36	26.82		966
PRCH	SLAB PORCH - COVERED	6144	66		66	26.72		1,764
WODO	WOOD DECK - OPEN	6145	331		331	16.99	50%	2,812



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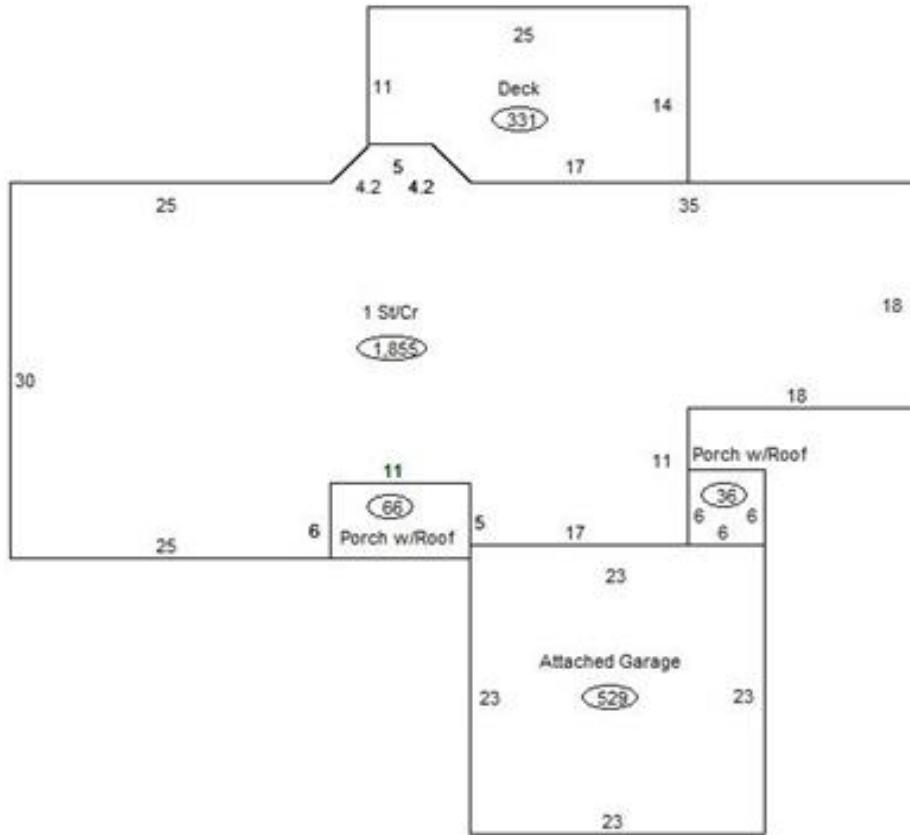
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Sketch Image

660002325



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Crawl	13	1 St/Cr	1,855	1.000	1,855
2	G	1		13	Attached Garage	529	1.000	529
3	M	PRCH		13	SLBC	36	1.000	36
4	M	PRCH		13	SLBC	66	1.000	66
5	M	WODO		13	WODO	331	1.000	331
Total Building Area						1,855		1,855



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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)						