



# 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																																																																																																																				
<b>Account</b> 660002353 <b>Parcel ID</b> 000000-00-0-10429-001-0004 <b>Cadastral ID</b> 03-21-16-03530 <b>Property Type</b> REAL - Real Property <b>Property Class</b> URP VI Area 1 <b>Tax Area</b> 17 - CLAREMORE OT <b>Name ID</b> 93414 OSBORNE, GLORIA  2950 WEBER RD CLAREMORE OK 74017-0000  <b>Parcel Location</b> <b>Situs</b> 02950 WEBER RD <b>Subdivision</b> LAKE PARK ESTATES <b>Lot/Block</b> 0004 / 0001 <b>Parcel Size</b> 1 - Lots <b>Sec/Twn/Rng</b> 3 / 21 / 16 / 5 <b>Neighborhood</b> 1173 - R-V01-SE CLAREMORE <b>School District</b> S001 - CLAREMORE SCHOOLS																																																																																																																									
<b>Legal Description</b> Lot/Long: 36.33590819 -95.58665436																																																																																																																									
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Lot Data	Square-Foot - NBHD 1173 #1	Primary Image
<b>Lot Size</b> <b>Lot Count</b> <b>Units Buildable</b> 1 <b>Non-Ag Acres</b> 0.9668 <b>Topography</b> <b>Street Access</b> <b>Utilities</b> <b>Amenities</b> LAND QUALITY 0 0 <b>Method</b> Square-Foot <b>Base Lot Value</b> 42,112.00 x 1.80 = 75,802 <b>Factor Value</b> <b>Adjustments</b> 1.0000 <b>Lot Value</b> 75,802		

Residential Data	
<b>Type</b>	1 Single Family Residence
<b>Condition</b>	3 - Average
<b>Quality</b>	3 - Average
<b>Architecture</b>	R3 Res Nbhd 3
<b>Style</b>	100% One Story
<b>Exterior Wall</b>	50% Veneer, Stone 50% Frame, Siding, Vinyl
<b>Base/Total Area</b>	2,292 / 2,292
<b>Style</b>	100% One Story
<b>HVAC</b>	100% Warmed & Cooled Air
<b>Roof Cover</b>	1 Composition Shingle
<b>Area on Slab</b>	2,292
<b>Fixture/RghIn</b>	11 /
<b>Bed/F/H Bath</b>	3 / 2.0 /
<b>Basement Area</b>	
<b>Garage Type</b>	1,214 Attached Garage - Unfinished
<b>Remodel</b>	
<b>Year/Eff Age</b>	1980 / 35

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> 303,950 132.61 Per SqFt

Direct Comparables
<b>Selection Model</b> A Adam Test <b>Adjustment Model</b> 1 2022 Residential <b>Comparables</b> 2 <b>Indicated Value</b> 299,280 Per SqFt

Cost Approach		Manual : 01/2025	
<b>Base Cost</b>	100.48	<b>Total Misc Impr</b>	+ 15,159
<b>Roofing Adj</b>	+ 4.46	<b>Garage Cost</b>	+ 36,165
<b>Subfloor Adj</b>	+ -2.32	<b>Total RCN</b>	= 331,017
<b>Heat/Cool Adj</b>	+ 12.64	<b>Depreciation ( 43%)</b>	- 142,337
<b>Plumbing Adj</b>	+ 6.77	<b>Lump Sums</b>	+ 0
<b>Basement Adj</b>	+ 0.00	<b>RCNLD</b>	= 188,680
<b>Adj Base Cost</b>	= 122.03	<b>Lot Value</b>	+ 75,802
<b>Total Area</b>	x 2,292	<b>Indicated Value</b>	= 264,482
<b>Adjusted Cost</b>	= 279,693	<b>Value Per SqFt</b>	115.39

Value Reconciliation
<b>Selected Approach</b> Cost Approach <b>Improvements</b> 188,680 <b>Lot Value</b> 75,802 <b>Indicated Value</b> 264,482 115.39 Per SqFt <b>Agland Value</b> <b>Site Improvements</b> <b>Total Value</b> 264,482 115.39 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	6221	7x4		28	26.84		752
PRCH	SLAB PORCH - COVERED	6222	340		340	25.86		8,792



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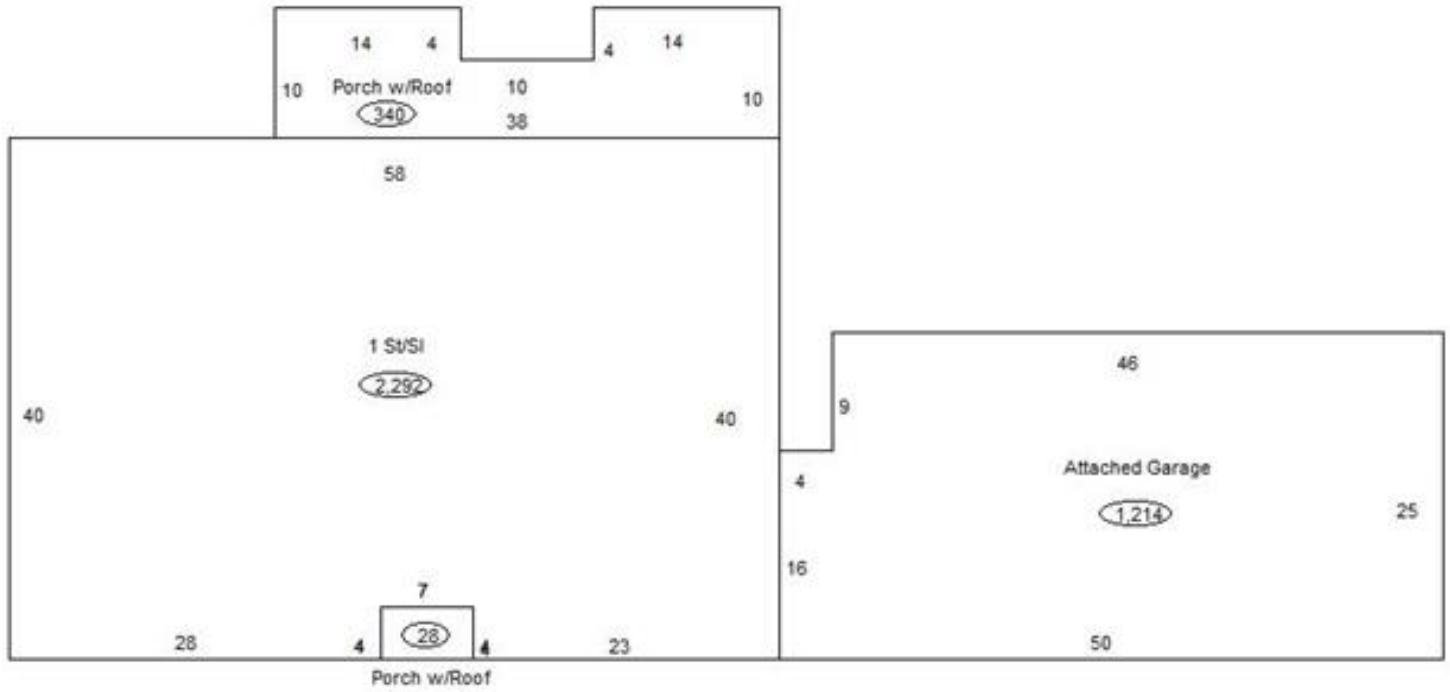
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### Sketch Image

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### Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/SI	2,292	1.000	2,292
2	G	1		13	Attached Garage	1,214	1.000	1,214
3	M	PRCH		13	SLBC	28	1.000	28
4	M	PRCH		13	SLBC	340	1.000	340
<b>Total Building Area</b>						2,292		2,292



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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	
<b>Valuation Summary</b>			<b>Modifier Total</b>	<b>RCN</b>	<b>Depr (0% Phys/ % Func)</b>	<b>RCNLD</b>
		Base Cost (4.68 x )				