



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 660002365 Parcel ID 000000-00-0-10429-002-0002 Cadastral ID 03-21-16-03650 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 262993 GRIFFIN, NEIL & MARIE E 2895 WEBER RD CLAREMORE OK 74017-0000																																																																																																																									
Parcel Location Situs 02895 WEBER RD Subdivision LAKE PARK ESTATES Lot/Block 0002 / 0002 Parcel Size 1 - Lots Sec/Twn/Rng 3 / 21 / 16 / 5 Neighborhood 1173 - R-V01-SE CLAREMORE School District S001 - CLAREMORE SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.33487508 -95.58747534 LOT 2 BLOCK 2 LAKE PARK ESTATES					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>2810</td> <td>POOL R4</td> <td>11/2001</td> <td>02/2004</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	2810	POOL R4	11/2001	02/2004																																																																																																							
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Lot Data	Square-Foot - NBHD 1173 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	1.0891	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY 0	
	0	
Method	Square-Foot	
Base Lot Value	47,441.00 x 1.72 = 81,707	
Factor Value		
Adjustments	1.0000	
Lot Value	81,707	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3 - Average
Architecture	R3 Res Nbhd 3
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,003 / 2,003
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,003
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	504 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1993 / 25



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-3-28\IMG_005; 3/28/2023

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	244,589	122.11	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	2
Indicated Value	220,260 Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	107.44	Total Misc Impr	+	28,961			
Roofing Adj	+ 4.70	Garage Cost	+	16,032			
Subfloor Adj	+ -2.19	Total RCN	=	306,064			
Heat/Cool Adj	+ 12.64	Depreciation (31%)	-	94,880			
Plumbing Adj	+ 7.75	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	211,184			
Adj Base Cost	= 130.34	Lot Value	+	81,707			
Total Area	x 2,003	Indicated Value	=	292,891			
Adjusted Cost	= 261,071	Value Per SqFt		146.23			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	211,184		
Lot Value	81,707		
Indicated Value	292,891	146.23	Per SqFt
Agland Value			
Site Improvements	12,000		
Total Value	304,891	152.22	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	6276		87	87	26.66		2,319
EPSW	ENCLOSED PORCH - SOLID WALL	6277	28x11		308	68.27		21,027



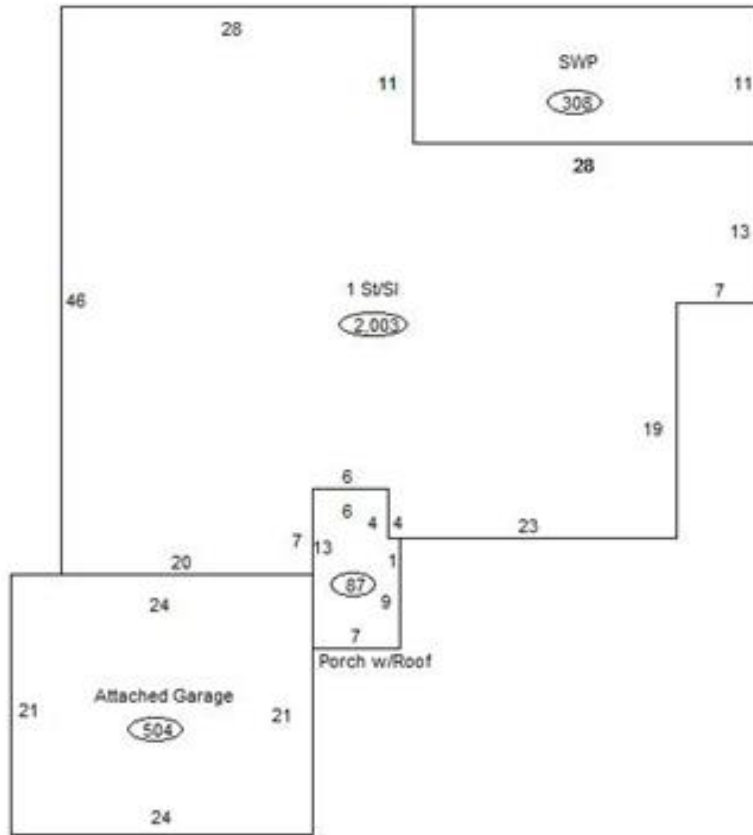
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Sketch Image

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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	2,003	1.000	2,003
2	G	1		13	Attached Garage	504	1.000	504
3	M	PRCH		13	SLBC	87	1.000	87
4	M	EPSW		13	EPSW	308	1.000	308
Total Building Area						2,003		2,003



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	SG	SWIM-GUNITE	0x0x0			1
	Qual	3	Cond 3	Year	Eff Age	
	Valuation Summary Base Cost (30,000.00 x 1) 30,000		Modifier Total	RCN 30,000	Depr (60% Phys/ % Func) 18,000	RCNLD 12,000
	PCPT	Carport - Portable	0x0x0			
	Qual		Cond	Year	Eff Age	
	Valuation Summary Base Cost (4.61 x)		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD