



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 03:19:59
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Assessment Data					Primary Image																																																																																																																				
Account 660002366 Parcel ID 000000-00-0-10429-002-0003 Cadastral ID 03-21-16-03660 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 329565 GUESS, JASON A & ASHLEY BRYN 2855 WEBER RD CLAREMORE OK 74017-0000 Parcel Location Situs 02855 WEBER RD Subdivision LAKE PARK ESTATES Lot/Block 0003 / 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 Lot/Long: 36.33438696 -95.58747466																																																																																																																									
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Lot Data	Square-Foot - NBHD 1173 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	1.0192	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	44,397.00 x 1.78 = 79,119	
Factor Value		
Adjustments	1.0000	
Lot Value	79,119	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	3.5 - Average
Architecture	R3 Res Nbhd 3
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,324 / 2,588
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,324
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	616 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1982 / 33

Cost Approach				Manual : 01/2025			
Base Cost	101.29	Total Misc Impr	+	22,168			
Roofing Adj	+ 4.68	Garage Cost	+	23,426			
Subfloor Adj	+ -3.05	Total RCN	=	367,179			
Heat/Cool Adj	+ 14.47	Depreciation (41%)	-	150,543			
Plumbing Adj	+ 6.87	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	216,636			
Adj Base Cost	= 124.26	Lot Value	+	79,119			
Total Area	x 2,588	Indicated Value	=	295,755			
Adjusted Cost	= 321,585	Value Per SqFt		114.28			



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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	347,635	134.33	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	5		
Indicated Value	323,760		Per SqFt

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	216,636		
Lot Value	79,119		
Indicated Value	295,755	114.28	Per SqFt
Agland Value			
Site Improvements	41,665		
Total Value	337,420	130.38	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	6,429.63		6,430
PRCH	SLAB PORCH - COVERED	6280		232	232	28.70		6,658
PRCH	SLAB PORCH - COVERED	6281	32x8		256	28.62		7,327
PATO	SLAB PORCH - OPEN	144862	14x10		140	12.52		1,753



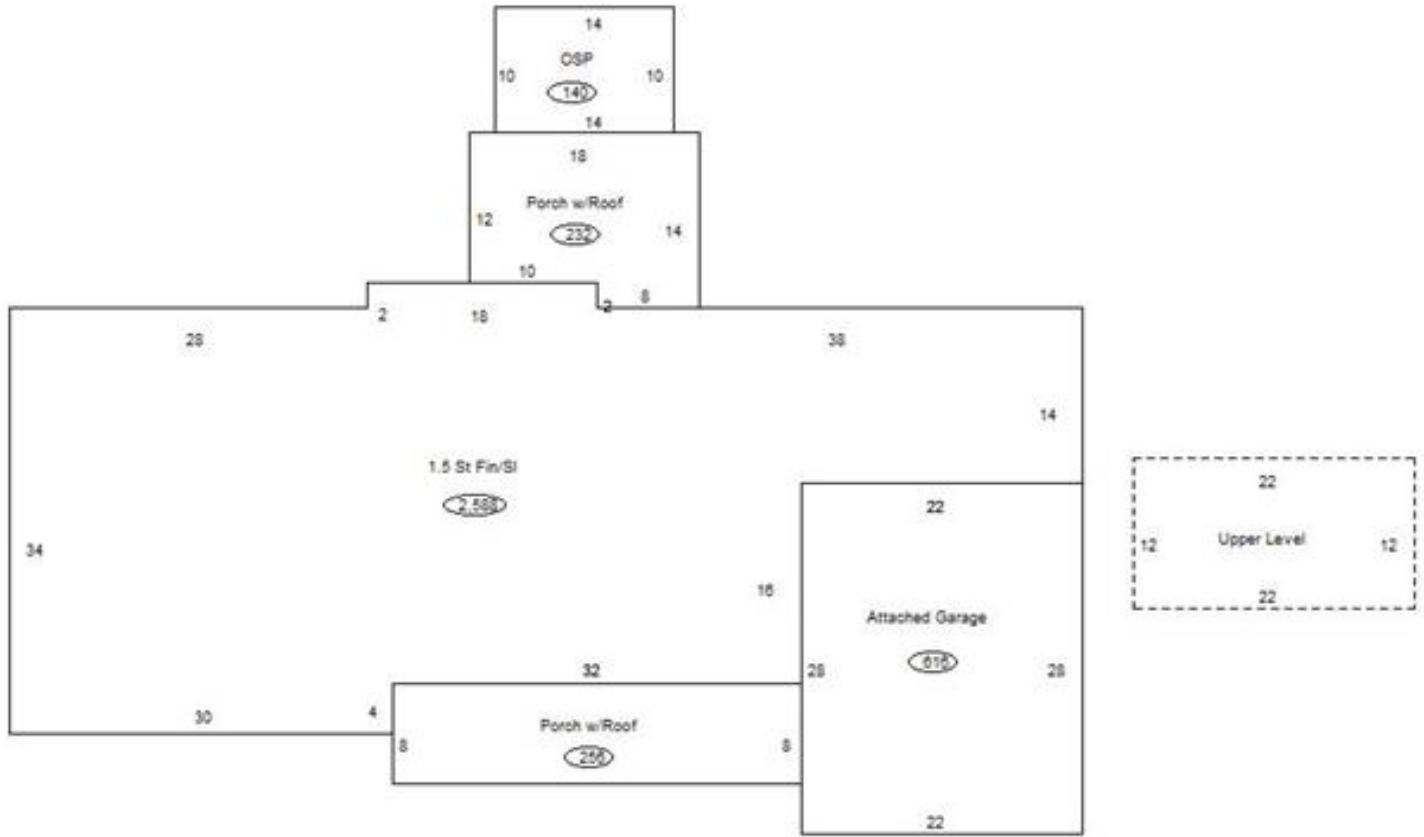
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Sketch Image

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Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	5	Slab	13	1.5 St Fin/Sl	2,324	1.114	2,588
2	G	1		13	Attached Garage	616	1.000	616
3	M	PRCH		13	SLBC	232	1.000	232
4	M	PRCH		13	SLBC	256	1.000	256
5	U	^UL	Overhang	13	Upper Level	264	1.000	264
6	M	PATO		13	Open Slab	140	1.000	140
Total Building Area						2,324		2,588



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	UTIL	Shop Building	20x40x0			600	
	Qual	2	Cond 3	Year 2023	Eff Age 2		
				0			
		Valuation Summary	Modifier Total	RCN	Depr (3% Phys/ % Func)	RCNLD	
		Base Cost (32.93 x 600)	19,758		19,758	593	19,165
	SV	SWIM VINYL	0x0x0			1	
	Qual	3	Cond 3	Year	Eff Age		
		Valuation Summary	Modifier Total	RCN	Depr (10% Phys/ % Func)	RCNLD	
		Base Cost (25,000.00 x 1)	25,000		25,000	2,500	22,500