



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 660002367 Parcel ID 000000-00-0-10429-002-0004 Cadastral ID 03-21-16-03670 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 93544 BENDABOUT, DONICA RAYLENE & JEFFREY D 2805 WEBER RD CLAREMORE OK 74017-0000																																																																																																																									
Parcel Location Situs 02805 WEBER RD Subdivision LAKE PARK ESTATES Lot/Block 0004 / 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: 36.33390774 -95.58744844 LOT 4 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>2392</td> <td></td> <td>01/2000</td> <td>12/2001</td> <td></td> </tr> </tbody> </table>					Number	Description	Opened	Closed	Amount	2392		01/2000	12/2001																																																																																																							
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Lot Data	Square-Foot - NBHD 1173 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 1.0151 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 44,217.00 x 1.79 = 78,966 Factor Value Adjustments 1.0000 Lot Value 78,966		<p>03/28/2023</p> <p>\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-3-28\IMG_005I 3/28/2023</p>

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	2,600 / 2,600
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,600
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	
Remodel	
Year/Eff Age	1981 / 34

Cost Approach		Manual : 01/2025	
Base Cost	102.71	Total Misc Impr	+ 36,061
Roofing Adj	+ 4.48	Garage Cost	+ 0
Subfloor Adj	+ -2.14	Total RCN	= 357,577
Heat/Cool Adj	+ 12.64	Depreciation (42%)	- 150,182
Plumbing Adj	+ 5.97	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 207,395
Adj Base Cost	= 123.66	Lot Value	+ 78,966
Total Area	x 2,600	Indicated Value	= 286,361
Adjusted Cost	= 321,516	Value Per SqFt	110.14

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	
Multiple Regression	
MRA Code	1 Test
Adusted R	0.8445
Indicated Value	220,433 84.78 Per SqFt
Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	4
Indicated Value	233,930 Per SqFt
Value Reconciliation	
Selected Approach	Cost Approach
Improvements	207,395
Lot Value	78,966
Indicated Value	286,361 110.14 Per SqFt
Agland Value	
Site Improvements	1,348
Total Value	287,709 110.66 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	6284	32x4		128	26.53	3,396
PRCH	SLAB PORCH - COVERED	6285	400		400	25.68	10,272
PRCH	SLAB PORCH - COVERED	6286	24x16		384	25.73	9,880
PATO	SLAB PORCH - OPEN	144863	34x16		544	8.60	4,678
PATO	SLAB PORCH - OPEN	144864	18x12		216	10.28	2,220

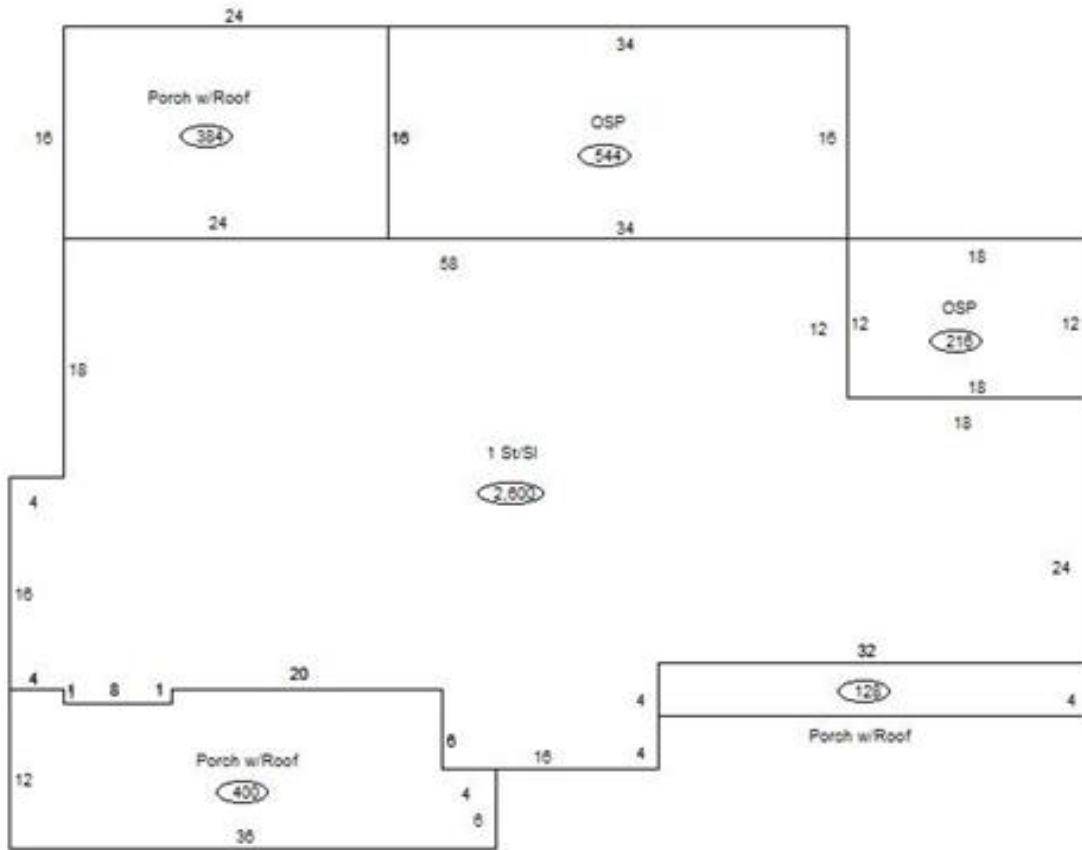


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Sketch Image

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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	2,600	1.000	2,600
2	M	PRCH		13	SLBC	128	1.000	128
3	M	PRCH		13	SLBC	400	1.000	400
4	M	PRCH		13	SLBC	384	1.000	384
5	M	PATO		13	Open Slab	544	1.000	544
6	M	PATO		13	Open Slab	216	1.000	216
Total Building Area						2,600		2,600



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units	
	STF	STG FAIR	0x0x0			384	
	Qual	2	Cond 3	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (25% Phys/ % Func)	RCNLD	
	Base Cost (4.68 x 384)		1,797		1,797	449	1,348
	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)						