



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 17:49:10
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Assessment Data					Primary Image																																																																																																																				
Account 660002375 Parcel ID 000000-00-0-10429-003-0004 Cadastral ID 03-21-16-03750 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 93834 HUGGER, RICHARD ALLEN & QUENNA F BEDWELL-HUGGER 2790 WEBER RD CLAREMORE OK 74017-0000 Parcel Location Situs 02790 WEBER RD Subdivision LAKE PARK ESTATES Lot/Block 0004 / 0003 Parcel Size 1 - Lots Sec/Twn/Rng 3 / 21 / 16 / 5 Neighborhood 1173 - R-V01-SE CLAREMORE School District S001 - CLAREMORE SCHOOLS																																																																																																																									
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Lot Data	Square-Foot - NBHD 1173 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	1.0381	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	45,218.00 x 1.77 = 79,817	
Factor Value		
Adjustments	1.0000	
Lot Value	79,817	

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	1,864 / 1,864
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,864
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	784 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1987 / 29



\\tsclient\T\LOGAN\LOGAN RESIDENTIAL VI\2023-3-28\IMG_006 3/28/2023

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	241,608	129.62	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	2		
Indicated Value	223,670		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	106.66	Total Misc Impr	+	17,222			
Roofing Adj	+ 4.66	Garage Cost	+	23,355			
Subfloor Adj	+ -2.43	Total RCN	=	282,617			
Heat/Cool Adj	+ 12.64	Depreciation (36%)	-	101,742			
Plumbing Adj	+ 8.32	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	180,875			
Adj Base Cost	= 129.85	Lot Value	+	79,817			
Total Area	x 1,864	Indicated Value	=	260,692			
Adjusted Cost	= 242,040	Value Per SqFt		139.86			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	180,875		
Lot Value	79,817		
Indicated Value	260,692	139.86	Per SqFt
Agland Value			
Site Improvements	674		
Total Value	261,366	140.22	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	6325	44x6		264	26.10		6,890
PRCH	SLAB PORCH - COVERED	6326	26x4		104	26.60		2,766
PATO	SLAB PORCH - OPEN	6327	26x7		182	10.72		1,951



Rogers

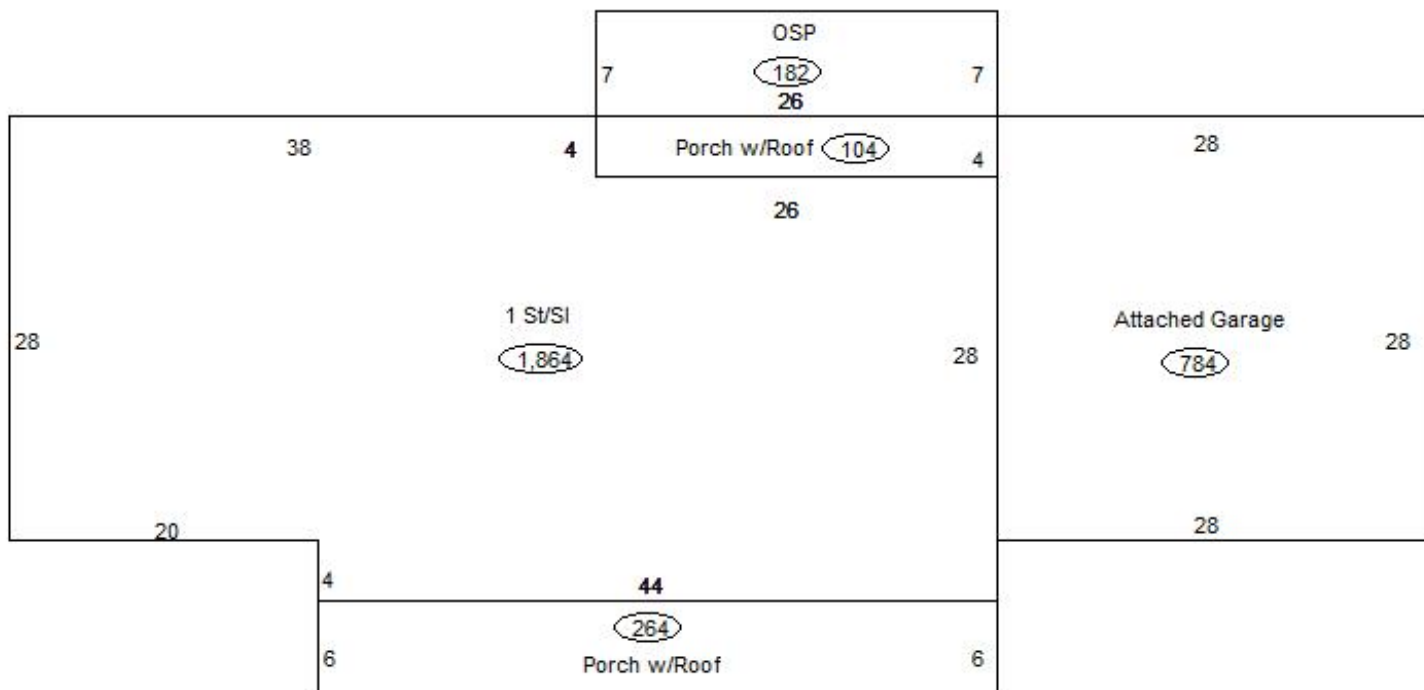
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Sketch Image

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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	1,864	1.000	1,864
2	G	1		13	Attached Garage	784	1.000	784
3	M	PRCH		13	SLBC	264	1.000	264
4	M	PRCH		13	SLBC	104	1.000	104
5	M	PATO		13	Open Slab	182	1.000	182
Total Building Area						1,864		1,864



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	10x16x0			160
	Qual	2	Cond	Year	Eff Age	
Valuation Summary		Modifier Total		RCN	Depr (10% Phys/ % Func)	RCNLD
Base Cost (4.68 x 160)		749		749	75	674