



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
Time 03:26:26
Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660003192 Parcel ID 000000-00-0-10240-002-0010 Cadastral ID 04-21-16-03740 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 70204 WITTENBERG, H T (DR) 300 E 16TH CLAREMORE OK 74017-0000 Parcel Location Situs 00300 E 16TH ST N Subdivision MARLAR Lot/Block 0010 / 0002 Parcel Size 1 - Lots Sec/Twn/Rng 4 / 21 / 16 / 5 Neighborhood 1172 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS																																																																																																																									
Legal Description Lot/Long: 36.32452762 -95.59992426																																																																																																																									
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Lot Data	Square-Foot - NBHD 1172 #1	Primary Image
Lot Size		
Lot Count	1	
Units Buildable	1	
Non-Ag Acres	0.3183	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	13,864.00 x 4.98 = 69,032	
Factor Value		
Adjustments	1.0000	
Lot Value	69,032	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	4.5 - Good
Architecture	R3 Res Nbhd 3
Style	100% 1 1/2 Story Finished
Exterior Wall	100% Veneer, Masonry
Base/Total Area	2,544 / 4,001
Style	100% 1 1/2 Story Finished
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,544
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 3.0 /
Basement Area	
Garage Type	483 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1968 / 44



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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	500,964	125.21	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	
Indicated Value	

Cost Approach				Manual : 01/2025			
Base Cost	104.18	Total Misc Impr	+	16,680			
Roofing Adj	+ 3.93	Garage Cost	+	25,179			
Subfloor Adj	+ -2.91	Total RCN	=	559,148			
Heat/Cool Adj	+ 17.38	Depreciation (49%)	-	273,983			
Plumbing Adj	+ 6.71	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	285,165			
Adj Base Cost	= 129.29	Lot Value	+	69,032			
Total Area	x 4,001	Indicated Value	=	354,197			
Adjusted Cost	= 517,289	Value Per SqFt		88.53			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	285,165		
Lot Value	69,032		
Indicated Value	354,197	88.53	Per SqFt
Agland Value			
Site Improvements			
Total Value	354,197	88.53	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	7,721.18		7,721
PRCH	SLAB PORCH - COVERED	8201	23x11		253	35.41		8,959



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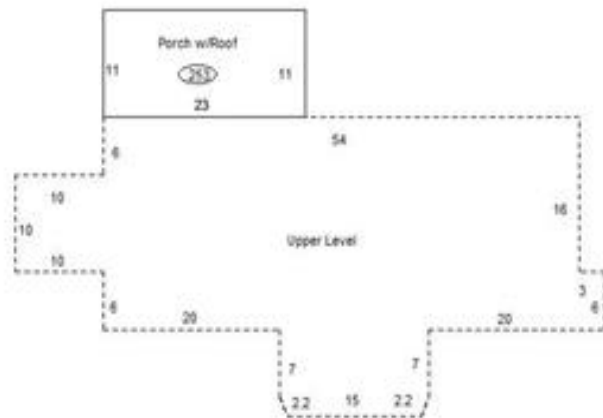
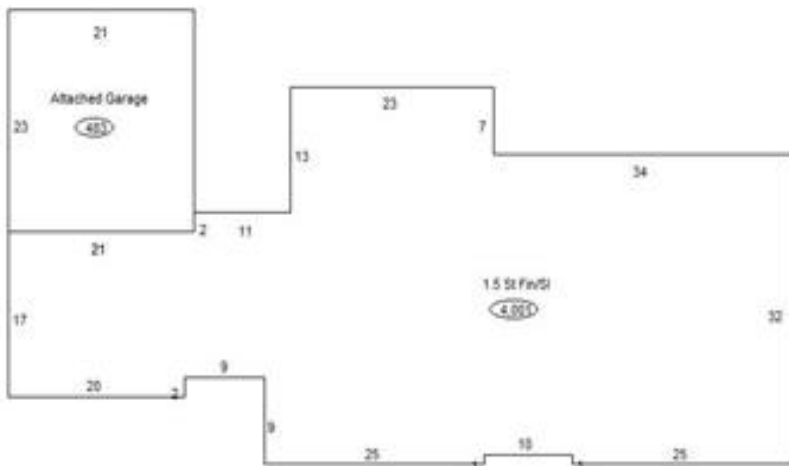
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Sketch Image

660003192



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	2,544	1.573	4,001
2	G	1		13	Attached Garage	483	1.000	483
3	U	^UL	Overhang	13	Upper Level	1,457	1.000	1,457
4	M	PRCH		13	SLBC	253	1.000	253
Total Building Area						2,544		4,001