



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 01:53:17
 Page 1

Assessment Data					Primary Image																																																																																																																				
Account 660003717 Parcel ID 000000-00-0-00630-001-0024 Cadastral ID 05-21-15-03830 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 7 - OWASSO/LIMESTONE FIRE Name ID 348358 MCNEILL, CHRISTOPHER & STARLA WOFFORD 5621 E HUNTER LN CLAREMORE OK 74019-0000 Parcel Location Situs 05621 HUNTER LN Subdivision QUAIL CREEK AMENDED Lot/Block 0024 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 5 / 21 / 15 / 5 Neighborhood 1107 - R-V04-SW OWASSO School District S021 - OWASSO SCHOOLS																																																																																																																									
Legal Description Lot/Long: 36.32414904 -95.72873759																																																																																																																									
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Lot Data	Square-Foot - NBHD 1107 #1	Primary Image
Lot Size Lot Count Units Buildable 1 Non-Ag Acres 1.1714 Topography Street Access Utilities Amenities LAND QUALITY 0 0 Method Square-Foot Base Lot Value 51,024.00 x 1.05 = 53,477 Factor Value Adjustments 1.8286 Lot Value 97,788		

Residential Data	
Type	1 Single Family Residence
Condition	3.5 - Average
Quality	3 - Average
Architecture	
Style	100% One Story
Exterior Wall	30% Veneer, Masonry 70% Frame, Siding, Wood
Base/Total Area	1,785 / 1,785
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,785
Fixture/RghIn	11 /
Bed/F/H Bath	3 / 2.8 /
Basement Area	
Garage Type	484 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1992 / 23



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GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	213,641	119.69	Per SqFt

Direct Comparables	
Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	3
Indicated Value	289,840 Per SqFt

Cost Approach				Manual : 01/2025	
Base Cost	104.20	Total Misc Impr	+	31,234	
Roofing Adj	+ 4.81	Garage Cost	+	15,527	
Subfloor Adj	+ -2.31	Total RCN	=	275,295	
Heat/Cool Adj	+ 12.64	Depreciation (28%)	-	77,083	
Plumbing Adj	+ 8.69	Lump Sums	+	0	
Basement Adj	+ 0.00	RCNLD	=	198,212	
Adj Base Cost	= 128.03	Lot Value	+	97,788	
Total Area	x 1,785	Indicated Value	=	296,000	
Adjusted Cost	= 228,534	Value Per SqFt		165.83	

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	198,212		
Lot Value	97,788		
Indicated Value	296,000	165.83	Per SqFt
Agland Value			
Site Improvements			
Total Value	296,000	165.83	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	9150		313	313	25.95		8,122
PRCH	SLAB PORCH - COVERED	9151	19x10		190	26.33		5,003
PATO	SLAB PORCH - OPEN	9152	10x9		90	11.48		1,033
PATO	SLAB PORCH - OPEN	119603	24x10		240	9.88		2,371
PATO	SLAB PORCH - OPEN	119604	1057		1,057	8.60		9,090



Rogers

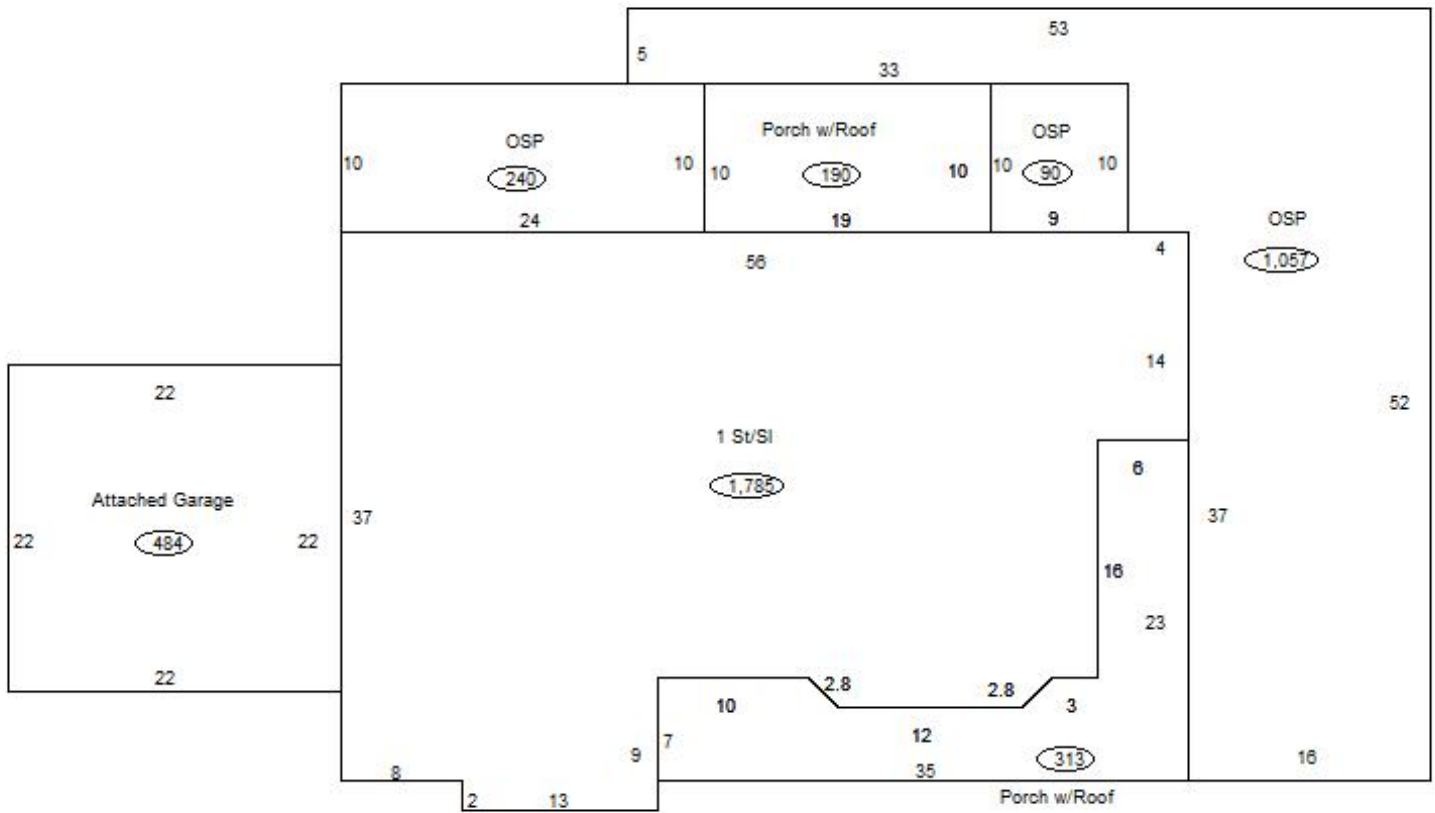
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Sketch Image

660003717



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	13	1 St/Sl	1,785	1.000	1,785
2	G	1		13	Attached Garage	484	1.000	484
3	M	PRCH		13	SLBC	313	1.000	313
4	M	PRCH		13	SLBC	190	1.000	190
5	M	PATO		13	Open Slab	90	1.000	90
6	M	PATO		13	Open Slab	240	1.000	240
7	M	PATO		13	Open Slab	1,057	1.000	1,057
Total Building Area						1,785		1,785