



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/17/2026
 Time 02:52:46
 Page 1

Assessment Data				Primary Image																																																																																																																					
Account 660003981 Parcel ID 000000-00-0-10430-005-0030 Cadastral ID 05-21-16-03840 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 24404 WEST, VICTOR T & JODEE E WEST 416 W WILL ROGERS CLAREMORE OK 74017-0000																																																																																																																									
Parcel Location Situs 01700 BLUE STARR DR Subdivision STATE PREPARATORY Lot/Block 0030 / 0005 Parcel Size 6 - Lots Sec/Twn/Rng 5 / 21 / 16 / 5 Neighborhood 1183 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.32229632 -95.63127855 LOTS 25 THRU 30 BLOCK 5 STATE PREPARATORY				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> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>						Number	Description	Opened	Closed	Amount																																																																																																											
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Lot Data		Square-Foot - NBHD 1183 #1	
Lot Size			
Lot Count	1		
Units Buildable	18750		
Non-Ag Acres	0.4813		
Topography			
Street Access			
Utilities			
Amenities	LOT SIZE ADJUSTMENT	0	0
Method	Square-Foot		
Base Lot Value	20,964.00 x 3.72 = 77,899		
Factor Value			
Adjustments	1.0000		
Lot Value	77,899		



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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	2,265 / 2,265
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,265
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	621 Attached Garage - Unfinished
Remodel	
Year/Eff Age	1965 / 46

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adusted R	0.8445		
Indicated Value	235,729	104.07	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	1		
Indicated Value	52,030		Per SqFt

Cost Approach		Manual : 01/2025	
Base Cost	104.72	Total Misc Impr	+ 20,215
Roofing Adj	+ 4.57	Garage Cost	+ 18,885
Subfloor Adj	+ -2.19	Total RCN	= 321,795
Heat/Cool Adj	+ 12.64	Depreciation (51%)	- 164,115
Plumbing Adj	+ 5.07	Lump Sums	+ 0
Basement Adj	+ 0.00	RCNLD	= 157,680
Adj Base Cost	= 124.81	Lot Value	+ 77,899
Total Area	x 2,265	Indicated Value	= 235,579
Adjusted Cost	= 282,695	Value Per SqFt	104.01

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	157,680		
Lot Value	77,899		
Indicated Value	235,579	104.01	Per SqFt
Agland Value			
Site Improvements			
Total Value	235,579	104.01	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	10112	34x8		272	26.08		7,094
EPKS	ENCLOSED PORCH - KNEEWALL SCREEN	10113	26x10		260	28.87		7,506

