



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

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Assessment Data					Primary Image														
Account 660004248 Parcel ID 000000-00-0-10515-004-0007 Cadastral ID 05-21-16-07990 Property Type REAL - Real Property Property Class URP VI Area 1 Tax Area 17 - CLAREMORE OT Name ID 347483 WVM PROPERTIES LLC PO BOX 43 CLAREMORE OK 74018-0000 Parcel Location Situs 01815 SUMMIT DR Subdivision WILL ROGERS HGTS II Lot/Block 0007 / 0004 Parcel Size 1 - Lots Sec/Twn/Rng 5 / 21 / 16 / 5 Neighborhood 1183 - R-V01-SW CLAREMORE School District S001 - CLAREMORE SCHOOLS					<p>\\tsclient\T\TOMMY DUNLAP\New folder (169)\IMG_0041.JPG 4/13/2023</p>														
Legal Description Lat/Long: 36.33171405 -95.63122134																			
LOT 7 BLOCK 4 WILL ROGERS HGTS II					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					
Number	Description	Opened	Closed	Amount															
Exemptions					Sale History														
Code	Type	Active	Maximum	Exemption	Bk/Pg	Grantor	Date	Price	Code										
H	Homestead	No	1,000		/	MALLGREN, SARA V	06/17/2025	0	4										
					/	SMITH, E D	04/05/2021	129,500	YES										
Parcel Valuation																			
Source	REAL		Fair Cash	Capped	Asmnt Level	Assessed	Levy Rate	92.430	Current Tax										
Remove Cap	2022		Land Value 52,629	48,394	11%	5,323	Assessed	16,490	1,524.17										
Year Frozen	2005		Improvements 101,517	101,517		11,167	Penalty	0											
Uncapped Value	0		Mobile Home 0	0		0	Exemption	0	0.00										
TIF Project ID	0		Total Value 154,146	149,911		16,490	Total Taxable	16,490	1,524.00										
Assessment History																			
Tax Year	Statement Number	Billed Owner			Tax Area	Total Value	Exemptions	Taxable Value	Billed Tax										
2025	2025-660004248	WVM PROPERTIES LLC			17	151,069	0	15,705	1,452.00										
2024	2024-660004248	MALLGREN, SARA V			17	155,784	0	14,958	1,382.00										
2023	2023-660004248	MALLGREN, SARA V			17	129,500	0	14,245	1,305.00										
2022	2022-660004248	MALLGREN, SARA V			17	129,500	0	14,245	1,319.00										
2021	2021-660004248	MALLGREN, SARA V			17	110,759	0	7,352	649.00										
2020	2020-660004248	SMITH, E D			17	109,047	1000	6,002	550.00										
2019	2019-660004248	SMITH, E D			17	106,574	1000	6,002	556.00										
2018	2018-660004248	SMITH, E D			17	112,666	1000	6,002	555.00										
2017	2017-660004248	SMITH, E D			17	111,756	1000	6,002	551.00										
2016	2016-660004248	SMITH, E D			17	109,048	1000	6,002	563.00										
2015	2015-660004248	SMITH, E D			17	108,289	1000	6,002	541.00										
2014	2014-660004248	SMITH, E D			17	109,155	1000	6,002	557.00										
2013	2013-660004248	SMITH, E D			17	104,586	1000	6,002	549.00										



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Lot Data		Square-Foot - NBHD 1183 #1	
Lot Size			
Lot Count	1		
Units Buildable	10500		
Non-Ag Acres	0.2703		
Topography			
Street Access			
Utilities			
Amenities	LOT SIZE ADJUSTMENT	0	
		0	
Method	Square-Foot		
Base Lot Value	11,775.00 x 4.47 = 52,629		
Factor Value			
Adjustments	1.0000		
Lot Value	52,629		



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Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2.5 - Fair
Architecture	R3 Res Nbhd 3
Style	100% One Story
Exterior Wall	100% Veneer, Masonry
Base/Total Area	1,527 / 1,527
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	1,527
Fixture/RghIn	8 /
Bed/F/H Bath	3 / 2.0 /
Basement Area	
Garage Type	483 Attached Garage - Unfinished 2 Stalls
Remodel	
Year/Eff Age	1967 / 44

GRM Approach

GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression

MRA Code	1 Test
Adusted R	0.8445
Indicated Value	151,995 99.54 Per SqFt

Direct Comparables

Selection Model	A Adam Test
Adjustment Model	1 2022 Residential
Comparables	6
Indicated Value	180,490 Per SqFt

Value Reconciliation

Selected Approach	Cost Approach
Improvements	101,517
Lot Value	52,629
Indicated Value	154,146 100.95 Per SqFt
Agland Value	
Site Improvements	
Total Value	154,146 100.95 Total Value Per SqFt

Cost Approach Manual : 01/2025

Base Cost	103.94	Total Misc Impr	+	6,541
Roofing Adj	+ 4.39	Garage Cost	+	13,345
Subfloor Adj	+ -1.15	Total RCN	=	211,494
Heat/Cool Adj	+ 11.47	Depreciation (52%)	-	109,977
Plumbing Adj	+ 6.83	Lump Sums	+	0
Basement Adj	+ 0.00	RCNLD	=	101,517
Adj Base Cost	= 125.48	Lot Value	+	52,629
Total Area	x 1,527	Indicated Value	=	154,146
Adjusted Cost	= 191,608	Value Per SqFt		100.95

Miscellaneous Improvements

Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	5,095.98		5,096
PRCH	SLAB PORCH - COVERED	10806	15x4		60	24.08		1,445



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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	1,527	1.000	1,527
2	G	1		13	Attached Garage	483	1.000	483
3	M	PRCH		13	SLBC	60	1.000	60
Total Building Area						1,527		1,527



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	STF	STG FAIR	0x0x0			
	Qual	Cond	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (4.68 x)					
	STF	STG FAIR	0x0x0			
	Qual	Cond	Year	Eff Age		
	Valuation Summary		Modifier Total	RCN	Depr (100% Phys/ % Func)	RCNLD
	Base Cost (4.68 x)					